



Final Environmental Assessment for the

Closure of the Garland ANG Station Texas Air National Guard

254th Combat Communications Group
Garland, Texas

July 2009



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Acronyms & Abbreviations

221 CBCS	221st Combat Communications Squadron	NHPA	National Historic Preservation Act
254 CCG	254th Combat Communications Group	N2O	Nitrous Oxide
ACM	Asbestos-Containing Material	NOx	Nitrogen Oxides
AFI	Air Force Instruction	NO2	Nitrogen Dioxide
ANGS	Air National Guard Station	NPDES	National Pollutant Discharge Elimination System
AST	Aboveground Storage Tank	O3	Ozone
AT/FP	Anti-terrorism/Force-protection	OWS	Oil/Water Separator
CAA	Clean Air Act	Pb	Lead
CAAA	Clean Air Act Amendments	PCBs	Polychlorinated Biphenyls
CEQ	Council on Environmental Quality	PCLs	Protective Concentration Levels
CESQG	Conditionally Exempt Small Quantity Generator	PM	Particulate Matter
CFR	Code of Federal Regulations	ppm	Part(s) per million
CO	Carbon Monoxide	RCRA	Resource Conservation and Recovery Act
CPSC	Consumer Product Safety Commission	SHPO	State Historic Preservation Officer
CT	Census Tract	SI	Site Investigation
DoD	Department of Defense	S02	Sulfur Dioxide
EA	Environmental Assessment	SSI	Supplemental Site Investigation
EBS	Environmental Baseline Survey	TPWD	Texas Parks and Wildlife Department
EO	Executive Order	tpy	tons per year
ER	Environmental Restoration	TRRP	Texas Risk Reduction Program
ESA	Endangered Species Act	TSCA	Toxic Substances Control Act
FEMA	Federal Emergency Management Agency	TSD	Treatment, Storage, and Disposal
FIRM	Flood Insurance Rate Map	UFC	United Facilities Criteria
FONSI	Finding of No Significant Impact	USACE	United States Army Corps of Engineers
GCR	General Conformity Rule	USC	United States Code
HAPs	Hazardous Air Pollutants	USEPA	United States Environmental Protection Agency
IICEP	Interagency and Intergovernmental Coordination for Environmental Planning	USFWS	United States Fish and Wildlife Service
MS4	Municipal Separate Storm Sewer System	UST	Underground Storage Tank
NAAQS	National Ambient Air Quality Standards	VOC	Volatile Organic Compound
NEPA	National Environmental Policy Act	µg/m3	Microgram(s) per cubic meter
NGB	National Guard Bureau		



Final Environmental Assessment
for the
Closure of the Garland ANG Station
254th Combat Communications Group
Garland, Texas
July 2009

The Air National Guard (ANG) is proposing to close the Texas ANG's 254th Combat Communications Group (254 CCG)'s Garland Air National Guard Station (ANGS) in Garland, Texas and terminate the licensing agreement between the Texas National Guard and the Federal Government under which the property is occupied. The proposed closure is not expected to have any significant adverse effects on the human environment or to generate significant controversy. Preparation of an environmental impact statement is not required.

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FINDING OF NO SIGNIFICANT IMPACT

Closure of Garland Air National Guard Station 254th Combat Communications Group Garland, Texas

July 2009

Pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969 (NEPA) (42 USC 4331 *et seq.*), the regulations of the President's Council on Environmental Quality (CEQ) that implement NEPA procedures (40 CFR 1500-1508), the United States Air Force's Environmental Impact Assessment Process Regulations at 32 CFR Part 989, and US Air Force Instruction 32-7061 (12 March 2003), the Air National Guard (ANG) has prepared an environmental assessment (EA) to assess the impacts on the human environment that would result from the proposed closure of the Texas ANG's 254th Combat Communications Group (254 CCG)'s Garland ANG Station (ANGS) in Garland, Texas. The ANG operates Garland ANGS under license between the Texas National Guard and the Federal Government (specifically, the US Air Force, with the US Army Corps of Engineers as its agent), which leases the property from the City of Garland. The proposed closure consists of the termination of the licensing agreement with the Federal Government. The closure would be the final step in the planned relocation of the 254 CCG to Hensley ANGS, Dallas, Texas. The EA is incorporated by reference into this Finding of No Significant Impact (FONSI).

1. Proposed Action

The proposed action consists of closing Garland ANGS, that is, terminating the licensing agreement between the Texas National Guard and the Federal Government under which the ANG currently occupies and operates the site. Following the termination, the property would revert to the Federal Government, which could then either license it to another occupant, probably another military unit, or terminate its lease with the City of Garland. Upon vacating the property, the 254 CCG would leave all existing buildings, building systems, pavements, and other existing site improvements in their current condition. No demolition, modification, construction, or renovation activities by the ANG are included in the proposed action.

The proposed action is needed because after the relocation of the 254 CCG to Hensley ANGS, the ANG will have no further use for Garland ANGS. The ANG's purpose is to avoid unnecessarily maintaining an unneeded real property asset, with the associated costs and risks.

2. Alternatives

Two alternatives are assessed in the EA: the No Action Alternative and the Proposed Action Alternative.

Under the No Action Alternative, the Texas National Guard would not terminate its licensing agreement with the Federal Government. After the planned relocation to Hensley ANGS is complete, Garland ANGS would remain empty and unused. All existing facilities would remain in place. The ANG would provide minimal maintenance and oversight of the property. Because the Department of Defense (DoD), in good faith to the taxpayer, should not continue to lease a property without utilizing it to its maximum potential, the No Action Alternative is unreasonable. However, it is analyzed in the EA consistent with CEQ regulations.

Under the Proposed Action Alternative, the ANG would proceed with the proposed action as described in Section 1 above. After the ANG submits a Declaration of Excess, the Federal Government would either transfer the lease to another Federal agency, if claimed in the excess process, or would terminate the lease.

3. Impacts of the Proposed Action Alternative

Safety

The Proposed Action Alternative has no potential to result in significant adverse impacts on safety. It is not expected that the property would remain empty and unused for a long time after the 254 CCG's departure and any new entity that would take over the site is expected to implement the safety and security measures appropriate to the use it would make of the property.

Air Quality

Terminating the licensing agreement would have no air quality-related impacts, as it would involve no physical alteration (e.g., demolition, renovation) of the facilities. Until a new occupant takes control of the property, all existing emissions would cease, resulting in a small positive impact. In the longer term, it is likely that on-site release of air pollutants would resume as the property is prepared for reuse, then operated, by its new user. Temporary emissions would result from any construction or renovation operations that may be conducted to adapt the site to its new occupant's needs; long-term emissions would result from any vehicle and equipment operations by this occupant as well as from the heating and cooling of buildings. Considering the size of the property and the most likely reuse scenarios, no significant adverse impacts are expected.

Noise

Terminating the licensing agreement would have no impact on noise, as it would involve no physical alteration (e.g., demolition, renovation) of the facilities. Until a new occupant takes control of the property, all existing on-site noise would cease, resulting in a positive impact. In the longer term, it is likely that noise-producing activities would resume as the property is prepared for reuse, then operated, by its new occupant. Considering the size of the property and the most likely reuse scenarios, no significant adverse impacts are expected.

Land Use

After the 254 CCG relocates to Hensley ANG and the licensing agreement with the Federal Government is terminated, it is likely that Garland ANG would remain empty while the Federal Government makes a decision about the lease. If the Federal Government does not terminate the lease with the City, the most likely future occupant of the site is expected to be a military unit with a mission broadly similar to the 254 CCG's. In this case, due to the size of the property and the restriction on the renovation or construction work that could be performed because of Federal capital investment guidelines, it can be expected that there would be no substantial change in land use. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with its applicable planning and zoning policies, ensuring that the new land use is consistent with its surroundings. There would be no adverse impacts.

Geological Resources

No construction, demolition, or other ground-disturbing activities would be conducted as part of the licensing agreement termination. Therefore, there would be no impacts to geological resources. In the long term, because the property is small, level, and already almost entirely developed, it is not expected that ground-disturbing activities to accommodate future users would result in any significant adverse impacts.

Water Resources

No construction, demolition, or other ground-disturbing activities would be conducted as part of the licensing agreement termination. In the short term, the property would likely remain empty while the Federal Government makes a decision about the lease. It is expected that minimal maintenance, as needed, would be provided during that interim period, including maintenance of the stormwater drainage system. In the long term, because there are no bodies of water on or adjacent to the property, and because about 80 percent of the property is already impervious, it is not expected that the future reuse of the site would result in significant adverse impacts on water resources.

Biological Resources

Because the site is almost entirely developed and lacking in valuable habitat, the potential for short- or long-term adverse impacts to biological resources from the proposed action is minimal. In particular, due to the lack of appropriate habitat, it is not expected that any adverse effects to threatened or endangered species would occur.

Transportation and Circulation

All ANG-generated traffic on South Glenbrook Drive would cease after the 254 CCG vacates the installation. However, this small positive impact would be short in duration. Future reuse of the site would likely generate new traffic. If the Federal Government does not terminate the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, due to the size of the property and the restriction

on the renovation or construction work that could be performed because of Federal capital investment guidelines, it can be expected that there would be no substantial change in the density of the property and, consequently, no substantial change in the character and amount of traffic it generates relative to existing conditions. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with applicable transportation planning policies. No significant adverse impacts on transportation are expected.

Visual Resources

If, after the 254 CCG leaves and the licensing agreement is terminated, the Federal Government does not terminate the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, it can be expected that there would be no substantial change in land use and the visual quality of the site would remain as it is now. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with its applicable planning and zoning policies. No significant adverse visual impacts are expected.

Cultural Resources

As it departs, the 254 CCG would leave behind all existing buildings and structures in their current condition. This action includes no demolition, renovation, or other modifications to the existing facilities. After the termination of the licensing agreement, the property would remain under the control of the Federal Government. As part of its decision-making process with regard to the future of the property, the Federal Government would coordinate further with the Texas State Historic Preservation Office under Section 106, as required. As a result, the proposed action would have no adverse effect on cultural resources.

Socioeconomics and Environmental Justice

After the 254 CCG relocates to Hensley ANG, the property would remain vacant while the Federal Government makes a decision about the lease. Due to the likely short duration of this interim period, this would have no impact. Eventually, the property would be reused. Any future reuse of the site is expected to generate positive socioeconomic impacts from direct and indirect job creation. Considering the size of the site and the most likely reuse scenarios, however, these impacts are expected to be small. There would be no impacts under Executive Order (EO) 12898, *Environmental Justice*, or EO 13045, *Protection of Children*.

Hazardous Materials and Waste

The existing aboveground storage tanks and other hazardous material and waste storage structures would be removed in compliance with applicable laws and regulations and with all necessary precautions to avoid accidental releases (this does not include the installation's sole operating oil/water separator, which would remain in place; prior to closing the installation, a final maintenance cleaning would be conducted to remove any remaining oil and/or sludge material). There are no contaminated sites in need of remediation on the installation. The departure of the 254 CCG would end the storage of hazardous materials and the production of

hazardous waste at the site. It is likely that the next user of the property would store hazardous materials and generate hazardous waste. However, any future site user is expected to comply with the Federal and State laws and regulations governing the storage and disposal of hazardous materials and waste, and no significant adverse impacts are anticipated.

Cumulative Impacts

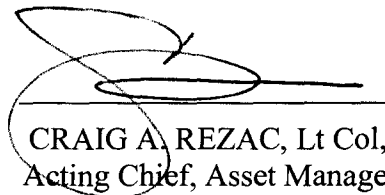
Since the 254 CCG made the decision to move out of Garland ANG in 2001, no significant projects have been implemented by the ANG at the installation and none are on-going or planned for the future. The closure of Garland ANG and the termination of the licensing agreement would not involve any construction, demolition, or renovation activities, and has no potential to generate cumulative impacts. Given the size of the property and the character of the area where it is located – a settled suburban residential area with little room for large-scale construction or development projects – it is not expected that the future reuse of the site would result in significant adverse cumulative impacts.

5. Public Notice

NEPA, 40 CFR 1500-1508, and 32 CFR 989 require public review of the EA before approval of the FONSI and implementation of the proposed action. The Draft EA for this proposed action was sent to 23 Federal, State, and local agencies or tribal governments. A notice of availability for public review was published in the *Dallas Morning News* and the *Garland News* on May 14, 2009. The Draft EA was made available for public review at a local public library. The public review period ran from May 14 through June 15, 2009.

6. Finding of No Significant Impact

After careful consideration of the information and analysis contained in the Final EA and other relevant factors, I find that implementation of the Proposed Action will not have a significant impact on the quality of the human or natural environment or generate significant controversy and, therefore, an Environmental Impact Statement will not need be prepared. This analysis fulfills the requirements of NEPA and the CEQ regulations.



CRAIG A. REZAC, Lt Col, USAF
Acting Chief, Asset Management Division

16 July 2009
Date

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1 INTRODUCTION

This Environmental Assessment (EA) evaluates the potential impacts on the human environment that would result from the proposed closure of the Texas Air National Guard (ANG)'s 254th Combat Communications Group (254 CCG)'s Garland ANG Station (ANGS) in Garland, Texas. The ANG operates Garland ANGS under license between the Texas National Guard and the Federal Government (specifically the US Air Force, with the US Army Corps of Engineers as its agent), which leases the property from the City of Garland. The proposed closure consists of the termination of the licensing agreement with the Federal Government, which could then either license the property to another occupant, probably a military unit, or terminate its lease with the City of Garland. The proposed closure of Garland ANGS and termination of the licensing agreement would be the final step in the planned relocation of the 254 CCG to Hensley ANGS, Dallas, Texas.

The ANG has prepared this EA pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969 (NEPA) (42 USC 4331 *et seq.*), the regulations of the President's Council on Environmental Quality (CEQ) that implement NEPA procedures (40 CFR 1500-1508), the US Air Force's Environmental Impact Assessment Process Regulations at 32 CFR Part 989, and US Air Force Instruction 32-7061 (12 March 2003). The information presented in this document will serve as the basis for deciding whether the proposed action would result in a significant impact to the environment, requiring the preparation of an environmental impact statement (EIS), or whether no significant impacts would occur, in which case a Finding of No Significant Impact (FONSI) would be appropriate.

1.1 Purpose and Need

1.1.1 Background

The 254 CCG is a geographically separated unit of the Texas ANG. The 136th Airlift Wing (136 AW), located in Fort Worth, Texas, is the host wing to the 254 CCG. The 254 CCG manages seven units in four states. One of these units, the 221st Combat Communications Squadron (221 CBCS) is collocated with the 254 CCG at Garland ANGS; for the purposes of this document, the term "254 CCG" also refers to the 221 CBCS.

The mission of the 254 CCG requires the installation, operation, and maintenance of mobile communication facilities in support of Air Combat Command operations and State emergencies. The 254 CCG repairs and maintains aerospace ground equipment, ground vehicles, and electronics equipment. These activities require large areas for vehicle and equipment laydown and movement.

In June 2001, the ANG completed an EA to evaluate the potential impacts of relocating the 254 CCG from Garland ANG to Hensley Field ANG, Dallas, Texas, a leased area within the former Naval Air Station Dallas/Hensley Field (the Naval Air Station was closed in 1998). The proposed action evaluated in the EA included land acquisition (lease) at Hensley Field, facility renovation, and infrastructure improvements.

The purpose and need for the proposed relocation as described in the 2001 EA was to remedy deficiencies, including undersized and aging facilities with associated parking and storage space shortages, which made Garland ANG inadequate to support the 254 CCG's mission. Additionally, the majority of the facilities at Garland ANG do not meet Antiterrorism/Force Protection (AT/FP) requirements. Following the completion of the 2001 EA and issuance of the resulting FONSI, the ANG initiated a long-term lease agreement with the City of Dallas for its new facilities at Hensley Field and proceeded with the planned renovations and improvements. These are now nearing completion. Therefore, the 254 CCG is preparing to take the final step in its relocation project and vacate Garland ANG.

1.1.2 Purpose and Need

The proposed action is needed because after the relocation of the 254 CCG to Hensley ANG, the ANG will have no further use for Garland ANG. The ANG's purpose is to avoid unnecessarily maintaining an unneeded real property asset, with the associated costs and risks.

1.2 Location

Garland ANG is located in the City of Garland, Dallas County, Texas, approximately 13 miles northeast of downtown Dallas (Figure 1-1). The installation occupies about 5.4 acres of land. The site is bordered by South Glenbrook Drive to the east, Central Park, a City of Garland public park, to the west and south, and Park Street to the north (see Figure 1-2).

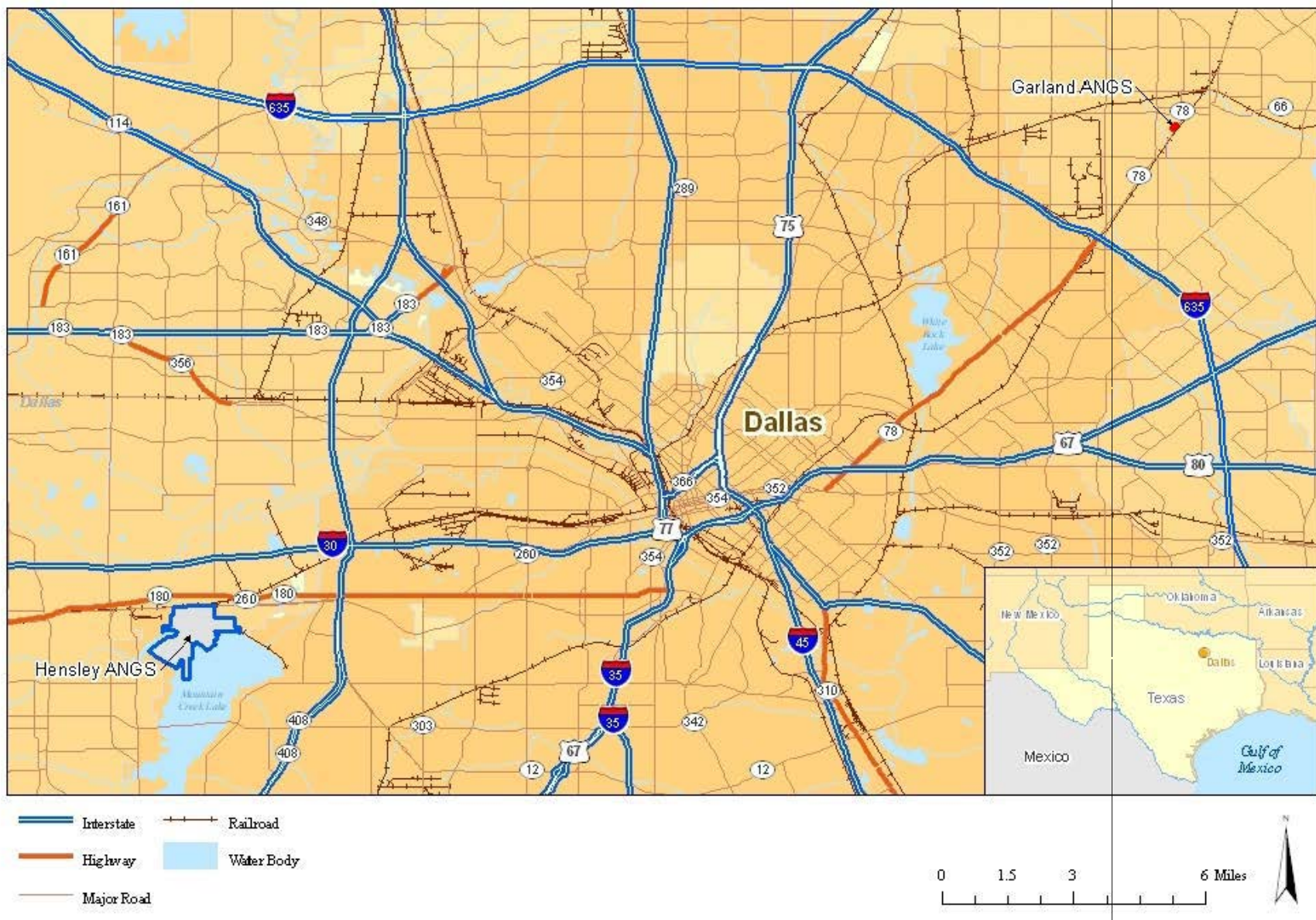
1.3 Summary of Environmental Study Requirements

1.3.1 National Environmental Policy Act (NEPA)

NEPA provides for the consideration of environmental issues in Federal agency planning and decision-making. Under NEPA, Federal agencies must prepare an environmental impact statement or an EA for any Federal action, except those actions that are determined to be "categorically excluded." An EIS is prepared for those Federal actions that may significantly affect the quality of the human environment. An EA is a concise public document that serves to provide sufficient evidence and analysis for determining whether to prepare an environmental impact statement. The EA includes brief discussions of the following:

- The need for the proposal.
- The alternatives (as required under Section 102 [2] [E] of NEPA).

Figure 1-1 Location



- The environmental impacts of the proposed action and alternatives.
- A listing of agencies and persons consulted.

An EA results in either a FONSI or a decision to prepare an EIS. Should the ANG determine that the proposed action would have a significant impact on the quality of the human environment, an EIS would be prepared.

1.3.2 Interagency and Intergovernmental Coordination for Environmental Planning (IICEP)

In compliance with the Endangered Species Act (ESA), the ANG has solicited comments from the US Fish and Wildlife Service (USFWS) and the Texas Parks and Wildlife Department (TPWD) concerning the potential impacts of the proposed action to biological resources, including rare, threatened, and endangered species. Letters were sent to both agencies on January 27, 2009. The USFWS responded by email dated February 13, 2009, indicating that no further coordination is needed (see copy in Appendix A). In response to the letter, TPWD provided a statement of minimal impact to fish and wildlife, including threatened and endangered species, on February 25, 2009 (see copy in Appendix A).

In compliance with Section 106 of the National Historic Preservation Act, the ANG, by letter dated January 27, 2009, solicited comments from the Texas State Historic Preservation Officer (SHPO). By letter dated March 3, 2009, the SHPO concurred that the proposed action would have no adverse effect (copy in Appendix A). Coordination letters were also sent to the three Federally-recognized Native American tribes in Texas, asking for information on potential tribal interests at or near Garland ANG. One tribe, the Alabama-Coushatta Tribe of Texas, responded that they expect no impacts from the proposed action (letter dated February 20, 2009; copy in Appendix A). In addition to the tribes already contacted, the Draft EA was sent to five tribes with historic connections to Texas (see Section 5.1.4) to further identify any potential tribal interest that might be affected by the proposed action. None of these tribes provided comments.

The agencies to which the Draft EA was sent for review are listed in Chapter 5. Chapter 5 also contains a summary of the comments that were received. Full copies of these comments are in Appendix A.

1.3.3 Air Conformity Requirements

The Clean Air Act Amendments (CAAA) of 1990 expanded the scope and content of the Clean Air Act's conformity provisions. Under Section 176(c) of the CAAA, a project is in "conformity" if it corresponds to a state's air quality implementation program's purpose of eliminating or reducing the severity and number of violations of the National Ambient Air Quality Standards (NAAQS) and achieving the expeditious attainment of these standards. Conformity requires that such activities do not:

Figure 1-2 Garland ANG - Aerial View



 Approximate Property Boundary

0 175 350 700 Feet



- (1) Cause or contribute to any new violation of any standards in any area.
- (2) Increase the frequency or severity of any existing violation of any standard in any area.
- (3) Delay timely attainment of any standard or any required interim emission reduction or other milestone in any area.

The US Environmental Protection Agency (USEPA) has published final rules on general conformity (40 CFR Parts 51 and 93) that apply to Federal actions in areas designated as being in nonattainment for any of the NAAQS. The rules specify *de minimis* emission levels by pollutant to determine the applicability of conformity requirements for a project. Currently, the area where the proposed action evaluated in this EA would take place, Garland in Dallas County, Texas, is in moderate non-attainment for ozone and in attainment for all the other NAAQS

2 PROPOSED ACTION AND ALTERNATIVES

2.1 Proposed Action

2.1.1 Introduction

CEQ regulations require an EA to contain a brief description of the proposed action as well as a description of alternatives, consistent with Section 102(2)(e) of NEPA. Agencies are directed to use “...the NEPA process to identify and assess the reasonable alternatives to proposed actions that will avoid or minimize adverse effects of these actions upon the quality of the environment” (40 CFR 1500.2[e]). Alternatives found not to be reasonable do not need to be evaluated in the EA. This chapter describes the proposed action and addresses alternatives, including the No Action Alternative.

2.1.2 Proposed Activities

The proposed action evaluated in this EA consists of closing Garland ANGTS, that is, terminating the licensing agreement between the Texas National Guard and the Federal Government under which the ANG currently occupies and operates the site. Following the termination, the property would revert to the Federal Government, which could then either license it to another occupant, probably a military unit, or terminate its lease with the City of Garland. As indicated in Section 1.1.1, the proposed closure is the last step in a relocation process of the 254 CCG to Hensley ANGTS initiated in 2001.

The proposed action evaluated in this EA does not include the permanent stationing of the 254 CCG to Hensley ANGTS. An EA for the unit’s relocation, including the renovation of facilities and infrastructure improvements at Hensley ANGTS, was prepared by the ANG in June 2001. Any additional NEPA requirements pertaining to the move of the unit to this new location or the operation of the new facilities would be addressed in separate documentation, as needed.

Upon vacating the property, the 254 CCG would leave all existing buildings, building systems, pavements, and other existing site improvements in their current condition. No demolition, modification, construction, or renovation activities by the ANG are included in the proposed action.

2.1.2.1 Facilities

Garland ANGTS occupies approximately 5.4 acres on the western side of South Glenbrook Drive, adjacent to Central Park, a City of Garland public park with several ball-fields, in a predominantly residential part of Garland. The layout of the site is shown in Figure 2-1. The installation includes six buildings and a fueling station, with a parking lot on the northern side.

Most of the site is paved, though there are small areas of maintained vegetation to the front and back of Building 1. A wooden gazebo with picnic tables is located between Building 1 and Building 3. Large areas in the southern portion of the installation are used for the outdoor storage of equipment. The property is surrounded by an eight-foot perimeter fence; day-to-day access is through an automated gate off South Glenbrook Drive. Summary information on the existing facilities is presented in Table 2-1. Photos 1 through 8 illustrate the current condition of the facilities.

Table 2-1
Garland ANGS Facilities

Facility Number	Size (Square Feet)	Year Built	Use
1	26,064	1959	Headquarters/Communications-electronics training
3	748	1967	Communications-electronics training shed
4	7,220	1968	Warehouse supply
5	7,668	1977	Vehicle maintenance
6	N/A	1977	Vehicle fuel station (fuel tanks)
7	225	1980	Hazardous material storage
8	576	1996	Equipment and supply shed

2.1.2.2 Personnel

Currently, a total of eight active-duty personnel and 26 full-time civilian personnel work at Garland ANGS. One hundred and nineteen traditional personnel train at the site. All personnel are planned to relocate to Hensley ANGS, approximately 30 miles to the southwest, in the southwestern suburbs of Dallas, TX (see Figure 1-1), prior to the proposed closure and termination of the licensing agreement.

2.2 Alternatives

2.2.1 Alternatives Considered Previously for the Relocation

In the 2001 EA, the 254 CCG considered alternatives to relocating to Hensley ANGS and closing Garland ANGS (the 2001 EA's proposed action). These alternatives were to: (1) extend the lease area at Garland ANGS; (2) relocate to a different site (including the City of Sachse, approximately 17 miles northeast of Garland, and the City of Wiley, approximately 25 miles to the northeast); and (3) no action. The EA determined that: (1) extending the lease area would result in use restrictions imposed by the City of Garland; (2) relocating to either of the alternative locations considered would require extensive new construction and diminish the unit's recruiting base; and (3) taking no action would leave the unit's space deficiencies unresolved. For these reasons, the ANG made the decision to proceed with the proposed relocation to Hensley ANGS.

Figure 2-1 Garland ANG - Existing Site Plan

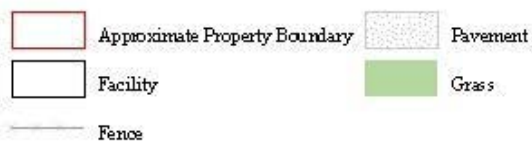




Photo 1: Building 1 – East Facade



Photo 2: Building 1 – South Side



Photo 3: Buildings 1 (Left) and 3 (Right); Wooden Gazebo (Center)



Photo 4: Building 4 – Northwest Corner



Photo 5: Building 5 – North Side



Photo 6: Fuel Island



Photo 7: Building 7 – East Side



Photo 8: Building 8 – East Side

Since then, renovation and infrastructure improvement activities have proceeded to prepare for the move of the 254 CCG to its new facilities, which are almost ready. At this stage, an alternative that would not complete the proposed relocation would be unreasonable; therefore, no such alternatives are considered further in this EA.

2.2.2 Proposed Action Alternative

This EA evaluates the Proposed Action Alternative, which consists of closing Garland ANGS and terminating the licensing agreement under which the 254 CCG currently occupies and operates the property. The 254 CCG would vacate the premises, leaving in place all existing buildings and building systems in their current state, minus the unit's equipment and other movable property. No demolition, renovation, or modification of any of the existing facilities and improvements would take place. After the ANG submits a Declaration of Excess, the Federal Government would either transfer the lease to another Federal agency, if claimed in the excess process, or would terminate the lease.

In the first case, it is probable that the new occupant would be a military unit (Texas Army National Guard units have shown an interest in the property) with a mission broadly similar to the 254 CCG's. Since the existing lease and license arrangements are due to expire in 2023, this would be a short-term scenario. Under Federal guidelines, capital investments for any needed construction or renovation would be prohibited due to the brevity of the remaining lease and license time; therefore, it is not expected that the property would be significantly altered by the new occupant. In the second case, the City of Garland would plan for the reuse of the property consistent with its planning and zoning policies. It is probable that the property would be used to support the adjacent city park (Central Park), which was its function before it was leased out.

The final decision about the lease belongs to the Federal Government, which is the lease-holder. After the 254 CCG leaves and the licensing agreement is terminated, the Federal Government will make a decision about licensing the property to another entity or terminating the lease. Additional environmental documentation will be prepared if and as required.

2.2.3 No Action Alternative

Under the No Action Alternative, the licensing agreement with the Federal Government would not be terminated. After the planned relocation to Hensley ANGS is complete, Garland ANGS would remain empty and unused for the remainder of the lease period (that is, through 2023), after which responsibility for the property would default to the City of Garland. All existing facilities and improvements would remain in place. The ANG would provide only minimal maintenance and oversight of the property. Under this alternative, the ANG would remain responsible for a property it does not need or occupy, and would incur unnecessary costs and risks while preventing either the Federal Government or the City of Garland from using the property in a productive manner. The Department of Defense (DoD), in good faith to the taxpayer, should not continue to lease a property without utilizing it to its maximum potential; therefore, the No Action Alternative cannot be considered reasonable. However, this EA evaluates the impacts of this alternative, consistent with CEQ's NEPA regulations.

3 AFFECTED ENVIRONMENT

Consistent with CEQ's regulations implementing NEPA (40 CFR Part 1500), this chapter describes existing conditions in the area that would be affected by the proposed action and alternatives. This area primarily consists of Garland ANG and its immediate surroundings. For some categories of potential impacts, a larger area, e.g., Dallas County, is considered.

3.1 Safety

Garland ANG is a limited-access facility surrounded by an eight-foot chain-link fence topped by barbed wire and accessible only by authorized vehicles through a gate with an electronic keypad located off South Glenbrook Drive. All visitors are either accompanied or monitored by installation personnel while on site.

No explosives or other high-risk materials are stored or used on the installation. Department of Defense (DoD) Anti-Terrorism and Force Protection (AT/FP) standards must be incorporated into all inhabited new construction and major renovation work funded under the Military Construction process. Standoff distance must be coupled with appropriate building hardening to provide the necessary level of protection to personnel. Applicable standards are detailed in United Facilities Criteria (UFC) 4-020-01. The existing facilities at Garland ANG predate the establishment of the current standards and are not in full compliance with these standards.

3.2 Air Quality

This section addresses regulated ambient air pollutants and summarizes the amount of pollutant emissions from the 254 CCG's operations at Garland ANG.

3.2.1 National Ambient Air Quality Standards

The US Environmental Protection Agency (USEPA), under the 1970 Clean Air Act (CAA) as amended in 1977 and 1990, has established National Ambient Air Quality Standards (NAAQS) for six criteria pollutants (40 CFR 50): carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), lead (Pb), and sulfur dioxide (SO₂). The NAAQS include primary and secondary standards. The primary standards were established at levels sufficient to protect public health with an adequate margin of safety. The secondary standards were established to protect the public welfare from the adverse effects associated with pollutants in the ambient air. The primary and secondary standards are presented in Table 3-1.

Table 3-1
National Ambient Air Quality Standards

Pollutant and Averaging Time	Primary Standard		Secondary Standard	
	$\mu\text{g}/\text{m}^3$	ppm	$\mu\text{g}/\text{m}^3$	ppm
Carbon Monoxide 8-hour concentration 1-hour concentration	10,000 ¹ 40,000 ¹	9 ¹ 35 ¹	- -	
Nitrogen Dioxide Annual arithmetic mean	100	0.053	Same as primary	
Ozone 8-hour concentration	-	0.075 ²	Same as primary	
Particulate Matter <u>PM_{2.5}</u> : Annual arithmetic mean 24-hour maximum <u>PM₁₀</u> : 24-hour concentration	15 ³ 35 ⁴ 150 ¹	- - -	Same as primary	
Lead 3-month arithmetic mean	1.5 ⁵	-	Same as primary	
Sulfur Dioxide Annual arithmetic mean 24-hour concentration 3-hour concentration	- - -	0.03 0.14 ¹ -	- - -	- - 0.50 ¹
Notes: ¹ Not to be exceeded more than once per year. ² 3-year average of the 4th highest daily maximum 8-hour concentration may not exceed 0.075 ppm. ³ Based on 3-year average of annual averages. ⁴ Based on 3-year average of annual 98th percentile values. ⁵ Based on rolling 3-month averages over a 3-year period. Source: 40 CFR 50.				

3.2.2 National Ambient Air Quality Standards Attainment Status

Areas that meet the NAAQS for a criteria pollutant are designated in attainment; areas where a criteria pollutant level exceeds the NAAQS are designated in nonattainment. O₃ nonattainment areas are categorized based on the severity of their pollution problem - marginal, moderate, serious, severe, or extreme. CO and PM₁₀ nonattainment areas are categorized as moderate or serious. Where insufficient data exist to determine an area's attainment status, it is designated unclassifiable (or in attainment). The proposed action would take place in Garland, Dallas County, Texas, an area that is currently designated a moderate non-attainment area for O₃ and an attainment area for all other NAAQS.

3.2.3 General Conformity

The Clean Air Act Amendments (CAAA) of 1990 expand the scope and content of the act's conformity provisions in terms of their relationship to a State Implementation Plan. Under Section 176(c) of CAAA, a project is in “conformity” if it corresponds to a State Implementation Plan’s purpose of eliminating or reducing the severity and number of violations of the NAAQS and achieving the expeditious attainment of the standards. Conformity further requires that such activities would not:

- (1) Cause or contribute to any new violation of any standards in any area.
- (2) Increase the frequency or severity of any existing violation of any standard in any area.
- (3) Delay timely attainment of any standard or any required interim emission reduction or other milestone in any area.

The USEPA published final rules on general conformity (40 CFR Parts 51 and 93 in the *Federal Register* on November 30, 1993) that apply to Federal actions in areas designated in nonattainment or maintenance for any of the criteria pollutants under the CAAA. The rules specify *de minimis* emission levels by pollutant to determine the applicability of conformity requirements for a project. In this case, since the project area is located in a moderate non-attainment area for O₃, the *de minimis* criterion is 100 tons per year (tpy) for the O₃ precursor nitrogen oxides (NO_x) and volatile organic compounds (VOC).

3.2.4 Air Emission Inventory

In 2008, a *Final 2006 Air Emission Inventory* was prepared for the 254 CCG. The purpose of this document was to calculate the actual and potential emissions resulting from the unit’s activities to determine the installation’s minor or major source status with respect to Title V of the CAA; and to assess the installation’s compliance with applicable Federal and State air quality rules and regulations. The 254 CCG is not required to hold any air permit from the Texas Commission on Environmental Quality.

3.2.4.1 Stationary Sources

The Title V Operating Permit Program establishes air permitting requirements for stationary sources considered major sources. A major source is one with the potential to emit criteria pollutants in excess of designated thresholds. Actual and potential emissions from the operations of the 254 CCG at Garland ANGS are summarized in Table 3-2. Table 3-2 also shows the major source threshold applying to each pollutant in a moderate non-attainment area for O₃. Stationary emission sources at the installation include heating units, diesel generators, fuel storage and transfer, and use of pesticides, degreasers, and other chemicals. In summary, Garland ANGS is not a major source since its emissions are well below the thresholds; Title V operating permit requirements do not apply.

Table 3-2
Estimated Emissions

Pollutant	Emissions (Tons per year)			
	Stationary Sources			Mobile Sources
	Actual	Potential	Major Source Thresholds	
Carbon Monoxide (CO)	0.1	1.2	100	1.5
Nitrogen Oxides (NO _x)	0.6	4.2	100	0
Particulate Matter (PM ₁₀)	0.05	0.3	100	0.03
Particulate Matter (PM _{2.5})	0.05	0.3	-- ¹	0.03
Sulfur Oxides (SO _x)	0.04	0.2	100	0.002
Volatile Organic Compounds (VOC)	0.3	0.5	100	0.4
Hazardous Air Pollutants (HAPs)	0.1	0.1	25	0.2
Source: ANG, March 2008, Revised June 2008				
1. There is no Title V threshold for PM _{2.5} . Emissions are provided for information purposes only.				

3.2.4.2 Mobile Sources

Mobile emissions are not included in a Title V determination; however, they generally are a substantial component of an installation's total emissions. Mobile emission sources at Garland ANG's include on-road and off-road unit-owned vehicles and on-road commuter vehicles. The on-road unit-owned vehicles are a mix of light- and heavy-duty gasoline- and diesel-powered vehicles. Private vehicles include vehicles owned by both daily employees and weekend personnel. In addition, there are at the installation multiple types of off-road vehicles and equipment, such as gardening maintenance equipment and towing equipment. Emissions from mobile sources are summarized in Table 3-2.

3.3 Noise

Garland ANG's is located in a suburban part of Garland, along South Glenbrook Drive, a four-lane road that serves the surrounding neighborhoods. Noise levels in the area are typical of such an environment. The primary source of noise both on and off the installation is motor vehicle operations. Additional noise sources at the installation include the occasional operation of generators and other ground equipment. Garland ANG's is surrounded by noise-sensitive land uses: a public park to the west and residential neighborhoods to the north and east.

3.4 Land Use

“Land use” describes how a given parcel of land or an area is used and the type of functions and structures it supports. Examples of land uses include residential, industrial, agricultural, or recreational.

Land uses around Garland ANGSS are those typically found in suburban areas: low-density, single-family home residential to the east and north; and recreational to the west and south (Central Park, with several baseball fields and tennis courts as well as supporting facilities and parking lots). The installation itself can be described as light industrial, a use not fully consistent with its surroundings. The property was originally leased by the City to the Federal Government in 1956; its use by the ANG began in 1959. In 1974, the leased area was extended from the original 3.7 acres to the current 5.4 acres. South Glenbrook Drive and the Santa Fe railroad line separate the installation from the neighborhoods to the east.

3.5 Geological Resources

The resources addressed in this section include the geology, topography, and soils of the project area and its immediate surroundings.

Garland ANGSS is located within the Blackland Prairies physiographic region. The prairies are areas that have developed on outcrops of calcareous clays or chalk. The Blackland Prairies region forms the interior portion of the northern Texas Coastal Plain. This region is underlain by limy clays, marls, and chalk beds of the Upper Cretaceous. The installation sits on Upper Cretaceous Austin Chalk, the most weathering-resistant component. Terrain at the installation is generally flat and devoid of significant topographic features. Land elevation is approximately 570 feet above sea level. Based on the most recent data available from the Natural Resources Conservation Service, the dominant soil types on the installation are Houston Black-urban land complex and Lewisville-urban land complex. The Houston Black series consists of very deep, moderately well-drained soils, very slowly permeable and level to gently sloping. The Lewisville series consists of very deep, well-drained, moderately permeable soils, from nearly level to strongly sloping. The urban land designation indicates land covered by pavements and buildings.

3.6 Water Resources

Water resources include bodies of surface water (e.g., streams, lakes) as well as subsurface water (groundwater). Also considered in this section are stormwater, floodplains, and wetlands.

There are no natural or artificial bodies of surface water on, or immediately adjacent to, Garland ANGSS. The closest such body is Duck Creek, which runs along the western edge of Central Park, approximately 1,000 feet west of the installation. Duck Creek flows southward toward Lake Ray Hubbard and the Trinity River.

Approximately 80 percent of Garland ANGTS is paved or built, and is, therefore, impervious. Because of the nearly level topography, drainage is relatively slow. The runoff from the installation is controlled by curbs, gutters, and catch basins; it eventually discharges into the City of Garland's municipal separate storm sewer system (MS4), which carries it to Duck Creek. Runoff from the northern and central portions of the ANGTS is channeled to a catch basin located north of Building 5. This catch basin, which has a gate valve to control spills, connects to the City's MS4 outside the fence. Runoff from the southern part of the station flows to the south through a separate drain that connects to the stormwater system and a discharge outfall in Central Park.

Garland ANGTS does not require a National Pollution Discharge Elimination System (NPDES) permit, as runoff is disposed of through the City of Garland's MS4 (for this service, the ANGTS pays a stormwater drainage fee to the City). The installation does not meet the applicability requirements for an industrial stormwater permit.

Garland ANGTS is within the boundaries of the Trinity Aquifer system. The Trinity Aquifer underlies approximately 41,000 square miles, from south central Texas to southeastern Oklahoma; it also extends into a small area of southwestern Arkansas. The aquifer consists of inter-bedded sandstone, sand, limestone, and shale of Cretaceous age. The aquifer recharges mostly through precipitation and seepage from streams and lakes.

Garland ANGTS is not located within a floodplain, as evidenced by Flood Insurance Rates Map (FIRM) 48113C0220K, available from the Federal Emergency Management Agency (FEMA). It is well outside the floodplain associated with Duck Creek.

There are no wetlands on the installation or adjacent to it.

3.7 Biological Resources

Biological resources include animals and plants as well as their habitats. Because approximately 80 percent of Garland ANGTS is paved and developed, the installation contains almost no biological resources. The only vegetation consists of ornamental lawns, trees, and bushes in front of Building 1 as well as a short row of mature trees (oaks [*Quercus* spp.] and maples [*Acer* spp.]) between the western side of the same building and the perimeter fence. Consequently, the installation contains no natural habitat for wildlife species. Due to the vicinity of Central Park and Duck Creek, some of the most common urban species – e.g., squirrels, mice, raccoons – are likely to be occasionally present on the property, either passing through or foraging at night. The installation's few mature trees offer some perching, and possibly limited nesting, habitat for birds. In general, however, biological resources at Garland ANGTS are negligible.

The US Fish and Wildlife Service's (USFWS) website indicates that six species (all birds) listed as threatened or endangered under the Endangered Species Act (ESA) may occur in Dallas County:

- Bald Eagle (*Haliaeetus leucocephalus*) (the Bald Eagle was de-listed in July 2007, though the species continues to be protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The Bald Eagle is also listed as threatened by the State of Texas)
- Black-capped Vireo (*Vireo atricapilla*)
- Golden-cheeked Warbler (*Dendroica chrysoparia*)
- Least Tern (*Sterna antillarum athalassos*)
- Piping Plover (*Charadrius melodus*)
- Whooping Crane (*Grus americana*)

The Golden Vireo favors rangelands with scattered clumps of shrubs separated by open grassland. Golden-cheeked Warblers nest only in central Texas' mixed ashe-juniper and oak woodlands in ravines and canyons. The other species are found near shorelines or large bodies of water. As indicated above, there is virtually no habitat of any sort on Garland ANG, including habitat for those listed species.

In addition to the Federally-listed species above, several species listed as threatened or endangered by the State of Texas occur in Dallas County. They include:

- American Peregrine Falcon (*Falco peregrinus anatum*)
- Arctic Peregrine Falcon (*Falco peregrinus tundrius*)
- White-faced Ibis (*Plegadis chihi*)
- Wood Stork (*Mycteria americana*)
- Alligator snapping turtle (*Macrochelys temminckii*)
- Texas garter snake (*Thamnophis sirtalis annectens*)
- Timber/canebrake rattlesnake (*Crotalus horridus*)

Of these species, only the Peregrine Falcon, which is found in a wide range of habitats during migration, including urban environments, might occasionally and temporarily be present on or in the vicinity of the installation. The other species, with the exception of the timber/canebrake rattlesnake, require habitats that comprise either bodies of water or wetlands. The timber/canebrake rattlesnake is found in a wider range of habitats, but generally not in urbanized environments. Garland ANG has no habitat that could accommodate any of these species.

3.8 Transportation and Circulation

This section addresses access to Garland ANG. Because of the small size of the installation, internal circulation is not considered.

Access to Garland ANG is via South Glenbrook Drive, a local road that runs between Main Street to the North and Centerville Road to the south. From Main Street down to Miller Road, south of the installation, South Glenbrook Drive is four lanes wide. South of Miller Road, it has two lanes. Traffic counts are available for portions of South Glenbrook Drive: between Avenue

D and Miller Road (the segment that includes Garland ANGS), a total daily volume of 7,516 vehicles was recorded in 2005.

There are open parking areas along the western side of the road adjacent to, to the northeast of, and to the south of, the installation. Garland ANGS has personnel and visitor vehicle parking just inside the gate, north of Building 1. Another gate provides access to the southern half of the installation for larger vehicles and moving equipment.

3.9 Visual Resources

The term “visual resources” refers to aesthetic values and the manner in which a facility contributes to, or detracts from, an area or neighborhood’s appearance and visual quality.

The area around Garland ANGS is visually dominated by South Glenbrook Drive, adjacent parking lots, the Santa Fe railroad tracks on the east side of the road, and the ballfields and grassy areas of Central Park to the west. Vegetation and distance largely hide the adjacent residential neighborhoods. The ANGS facilities are aesthetically unremarkable one-story brick, concrete, or metal-sided structures, partly visible from the road or the park through the chain-link fence, as are the open parking areas in the middle of the installation and the equipment and vehicles parked there. Visually, the ANGS can be characterized as a light industrial compound, not entirely compatible with the adjacent recreational uses.

3.10 Cultural Resources

Cultural resources include archaeological and architectural sites that provide essential information to understand the prehistory and historical development of the United States. Section 106 of the National Historic Preservation Act of 1966, as amended, requires Federal agencies to integrate consideration of historic preservation issues into the early stages of their planning projects. Under Section 106, the head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or Federally-financed undertaking is required to account for the effects of this action on any district, site, building, structure, or object that is included or eligible for inclusion in the National Register of Historic Places. Eligibility determinations are based on National Register criteria, summarized in Table 3-3. In each state, the State Historic Preservation Officer (SHPO) advises and assists Federal agencies in carrying out their Section 106 responsibilities. In Texas, this role belongs to the Texas Historical Commission, whose executive director is the designated SHPO.

3.10.1 Architectural and Archaeological Resources

Before the construction of the ANG facilities, what is now Garland ANGS was undeveloped parkland owned by the City of Garland. In 1956, the City leased a 3.7-acre portion of the Municipal Park to the Federal Government on behalf of the Texas National Guard. Construction

for, and use by, the ANG began in 1959. The unit that first occupied the site was the 221st Radio Relay Squadron, formed in 1952. In 1974, the City of Garland signed a new lease with the Federal Government for the original 3.7 acres plus additional acreage, for the full 5.4 acres currently comprised in the property.

The construction dates of the existing facilities range from 1959 for Building 1 to 1996 for Building 8 (construction dates are detailed in Table 2-1). Building 1 has reached the National Register fifty-year threshold, and may potentially be eligible for listing in the Register if it meets the criteria listed in Table 3-3 (36 CFR 60.4, Part I). With the exception of Building 8, the other existing buildings pre-date the end of the Cold War (1989) and may be eligible as Cold War-related resources if they meet the “exceptional importance” criterion (36 CFR 60.4, Part II).

Because development of the site began in 1959 and the property is almost entirely paved or built, indicating extensive soil disturbance throughout, the installation has low potential to contain intact archaeological resources.

3.10.2 Sites of Interest to Native American Tribes

The 1999 Department of Defense American Indian and Alaska Native Policy recognizes the “importance of increasing understanding and addressing tribal concerns, past, present, and future” and states that “these concerns should be addressed prior to reaching decisions on matters that may have the potential to significantly affect protected tribal resources, tribal rights, or Indian lands.” Based on this policy, DoD must consult with tribes when its proposed actions may have the potential to significantly affect Indian lands, treaty rights, or other tribal interests protected by statute, regulation, or executive order.

Coordination letters were sent to the three Federally-recognized Native American tribes in Texas, asking for information on potential tribal interests at or near Garland ANG. One tribe, the Alabama-Coushatta Tribe of Texas, responded that they expect no impacts from the proposed action (letter dated February 20, 2009; copy in Appendix A). In addition to the tribes already contacted, this Draft EA is being sent to five tribes with historic connections to Texas (see distribution list in Appendix A) to request further information on any tribal interest that might be affected by the proposed action.

Table 3-3
Criteria for Historic Significance

36 CFR 60.4, Part I
The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and: A. That are associated with events that have made a significant contribution to the broad patterns of our history; or B. That are associated with the lives of persons significant in our past; or C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D. That have yielded, or may be likely to yield, information important in prehistory or history.
36 CFR 60.4, Part II
Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories: A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or D. A cemetery which derives its primary significance from graves or persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or G. A property achieving significance within the past 50 years if it is of exceptional importance.

3.11 Socioeconomics and Environmental Justice

Garland ANGS is located in the City of Garland, in Dallas County, TX. In 2000, Dallas County reported a total of 20,851,820 residents. Census Bureau estimates for 2006 show an increase of almost 13 percent since 2000, to 23,507,783. In 2000, Garland reported 215,768 inhabitants; 2006 estimates indicate a very small increase, one percent, to 217,963. The ANGS is within Census Tract (CT) 187. In 2000, a total of 6,300 persons lived in this census tract, or about 2.9 percent of the population of Garland. (No post-2000 estimates are available for census tracts.) This information is summarized in Table 3-4.

Table 3-4
Demographic Profile

Area	2000 Population	2006 Population Estimate	Increase
Dallas County	20,851,820	23,507,783	13%
Garland	215,768	217,963	1%
CT 187	6,300	N/A	N/A
Source: Census Bureau, American FactFinder < http://factfinder.census.gov/home/saff/main.html?_lang=en >			

Signed on February 11, 1994, Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, directs all Federal departments and agencies to incorporate environmental justice considerations in achieving their mission. Each Federal department or agency is to accomplish this by conducting programs, policies, and activities that substantially affect human health or the environment in a manner that does not exclude communities from participation in, deny communities the benefits of, nor subject communities to discrimination under such actions because of their race, color, or national origin.

According to CEQ guidance on EO 12898, “minority populations should be identified where either: (a) the minority population of the affected area exceeds 50 percent or (b) the minority population percentage of the affected area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis [...] Low-income populations in an affected area should be identified using the annual statistical poverty thresholds from the Bureau of the Census.”

According to Census 2000 data, presented in Table 3-5, in 2000, 65.3 percent of the population of Garland identified as White; 11.9 percent identified as Black; and 7.9 percent as Asian. Other races comprised 14.9 percent of the population. Hispanics or Latinos (of any race) represented 25.6 percent of the City’s residents. The corresponding numbers for CT 187 were: 65.8 percent White; 3.4 percent Black; 0.3 Asian; 30.5 percent other race; and 56.9 percent Hispanics or Latinos. Thus, the census tract had proportionately many more Hispanic residents than the City as a whole, and Hispanics made up more than half the tract’s population. On this basis, the community around Garland ANGS qualifies as an Environmental Justice community. CT 187

also qualifies as an Environmental Justice community when compared to the State of Texas as a whole, as shown in Table 3-5.

With regard to income, the median household income reported in 2000 for Texas was \$39,927; for the City of Garland, it was \$49,156; for CT 187, \$35,589. The percentage of persons below poverty in Texas was 15.9 percent; in Garland, it was 8.9 percent; and in CT 187, it was 16.9 percent. Thus, the census tract also qualifies as an Environmental Justice Community on economic grounds relative both to Garland and to the State of Texas as a whole.

Table 3-5
Ethnic, Economic, and Age Characteristics

Characteristic	CT 187	Garland	Texas
White	65.8%	65.3%	71%
Black	3.4%	11.9%	11.5%
Asian	0.3%	7.9%	2.7%
Other Race(s)	30.5%	14.9%	14.8%
Hispanic	56.9%	25.6%	32%
Median Household Income	\$35,589	\$49,156	\$39,927
Persons Below Poverty	16.9%	8.9%	15.4%
Persons Under 18	31%	29.8%	28.2%
Source: Census Bureau, American FactFinder < http://factfinder.census.gov/home/saff/main.html?_lang=en >			

EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*, was signed on April 21, 1997. Because the scientific community has recognized that children may suffer disproportionately from environmental health and safety risks, the EO directs Federal agencies to identify and assess such risks, and consequently to ensure that its policies, programs, activities, and standards address effects on children. “Environmental health and safety risks” are defined as “risks to health or to safety that are attributable to products or substances that the child is likely to come in contact with or ingest.” Regulatory actions that are affected by this EO are those substantive actions that involve an environmental health risk or safety risk that an agency has reason to believe may disproportionately affect children.

In 2000, 29.8 percent of Garland’s residents were under 18 years of age (see Table 3-5). In CT 187, it was 31 percent. In both cases, the percentage was similar to that for the State of Texas as a whole (28.2 percent). Thus, the area around Garland ANGSS does not appear to be home to a disproportionately high number of children. Additionally, there are no schools, daycare centers, or other facilities specifically catering to children near the installation. However, Central Park, adjacent to the ANGSS, has several baseball fields and other recreational facilities that are likely to regularly draw a number of children and youths to the area.

3.12 Hazardous Materials and Waste

This section addresses hazardous materials (substances with strong physical properties of ignitability, corrosivity, reactivity, or toxicity that may threaten human and environmental health) and hazardous waste (waste in any form that poses a substantial present or potential hazard to human health or the environment). The operations of the 254 CCG at Garland ANG require the use and storage of a range of petroleum products and regulated hazardous materials; in turn, some of these operations generate hazardous waste, the storage and disposal of which also is regulated. The Resource Conservation and Recovery Act (RCRA) of 1976 is the Federal Government's primary tool for controlling hazardous waste and protecting the public's health from its potential effects. The act establishes a regulatory process that controls hazardous waste from "cradle to grave." All facilities that generate, store, treat, or dispose of hazardous waste are required to be aware of the applicable USEPA standards and must comply with these standards. To document its procedures to handle hazardous waste, the 254 CCG has prepared a *Hazardous Waste Management Plan*, dated January 2001. Also, in compliance with Air Force Instruction 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, in 2004, the 254 CCG prepared an *Environmental Baseline Survey* (EBS) last re-certified in 2007, to support decisions related to real property, including the proposed closure of the installation. The information contained in this section is primarily derived from these documents.

3.12.1 Hazardous Materials and Petroleum Products

Hazardous materials on Garland ANG are stored in appropriate locations such as steel or poly drums and flammable storage cabinets. They include such products as cleaners, solvents, adhesives, aerosol paints, paint thinners, Freon, antifreeze, and batteries.

The installation also stores petroleum products such as lubricants and oils (drums, bottles, cans); used oils (500-gallon double-walled steel tank); diesel fuel (2,000-gallon double-walled steel tank; 1,200-gallon capacity M49 refueler vehicle; two 500-gallon portable aluminum fuels tanks; mobile generators); unleaded gasoline (1,000-gallon double-walled steel tank); cleaning solvent (two parts washers); dielectric oil (electrical transformers); and one 100-gallon bowser for contaminated diesel fuel. Procedures to prevent and remedy spills are detailed in the installation's *Oils and Hazardous Substances Spill Prevention and Response Plan*, last updated in July 2007.

3.12.2 Hazardous Waste

Garland ANG is regulated as a Conditionally Exempt Small Quantity Generator (CESQG) and maintains USEPA Identification Number TXD000633438. Three hazardous waste generation streams have been identified at the installation and are listed in Table 3-6.

Table 3-6
Hazardous Waste Generation Streams at Garland ANGS

Source	Hazardous Waste
Radio Shop Operations	• Used batteries
Readiness Operations	• Decontaminating agent detector kits • Chemical agent skin decontamination kits • Chemical mask filters
Paint Booth	• Waste paints and thinners • Respirator filter cartridges • Aerosol cans • Antifreeze waste • Safety Kleen Solvent
Source: Hazardous Waste Management Plan, January 2001	

A satellite accumulation area is where waste is initially accumulated under the control of the shop supervisor of the process generating the waste. The maximum volume of hazardous waste permitted is 55 gallons or 1 quart of acute waste on the P-List (40 CFR 261.33). Once either of these limits is exceeded, excess waste must be moved to a designated hazardous waste accumulation site. There are no hazardous waste accumulation sites or permitted hazardous waste storage facilities on Garland ANGS. Hazardous waste is collected from the satellite accumulation area and transported directly to a permitted treatment, storage, and disposal (TSD) facility or to a universal waste destination facility (in the case of universal waste, a category of hazardous waste with less stringent requirements).

3.12.3 Environmental Restoration Program

The Department of Defense designed the Environmental Restoration (ER) program to evaluate potential problems associated with past waste disposal, releases, and spills. The goal of the program is to identify potentially contaminated sites, confirm the presence or absence of contamination, evaluate potential cleanup remedies, and implement the selected remedies.

Following a preliminary assessment of the installation under the program, one ER site was identified at Garland ANGS in 1990: Site 1- Station Drainage Area and Fence Line. Investigation showed that from the 1950s through mid-1970s, small amounts of waste oil, solvents, paints, and thinners were periodically poured along the fence line east of Building 4 to control vegetation. A similar vegetation-control method was used along the fence on the west side of the installation.

In addition, several small spills (less than 40 gallons) involving diesel and gasoline were found to have occurred south of Building 5, killing the vegetation in the immediate vicinity. Soils in that area were removed and disposed of in 1985, after which the area was filled with new soil, compacted, and capped with concrete. However, due to the possibility of contaminant migration, the fence line south and west of Building 5 was included in Site 1. A portion of the installation's

drainage system also was included in the site to cover the area where past spills would have drained toward the western boundary of the property and seeped into the soil.

In 1994, a Site Investigation (SI) detected in the soil levels of lead, beryllium, cadmium, and silver above the Texas Risk Reduction Program (TRRP) Protective Concentration Levels (PCLs) for industrial use. The SI recommended a no further response action. In 2004, a Supplemental SI (SSI) was undertaken to remedy deficiencies identified in the SI. The SSI found no exceedances of residential PCLs and recommended no further action at the site. The State concurred with this finding by a letter dated November 23, 2004 (a copy of this letter is provided in Appendix B).

As described further in Section 3.12.4.2, the removal in 1992 of underground storage tanks (USTs) resulted in the discovery that fuel had leaked into the soil surrounding the tanks. The ANG identified the area as ER Site 2. The tanks and soil were removed and replaced with clean backfill. The State subsequently reviewed the closure report and concluded, by a letter dated June 25, 1992, that no further action was necessary (a copy of this letter is provided in Appendix B).

3.12.4 Storage Tanks

3.12.4.1 Above-ground Storage Tanks

There are three above-ground storage tanks (ASTs) at Garland ANGTS:

- A 500-gallon double-wall steel tank located north of Building 5, utilized to store used oil. It was installed in 1997.
- A 2,000-gallon double-wall steel tank used for diesel fuel. It was installed in 1994 and is a component of the fuel island.
- A 1,000-gallon double-wall steel tank used for unleaded gasoline. It was installed in 1994 and is a component of the fuel island.

The tanks are in good condition and there have been no significant spills or releases from any of them.

3.12.4.2 Underground Storage Tanks

There are no USTs at Garland ANGTS. The six USTs known to have been present on the installation have been removed.

As documented in the EBS, an abandoned UST was once thought to be present south of Building 1, under the existing wooden gazebo. This was the original site of the fuel island. However, a site assessment completed in December 2005 found no evidence of the purported tank and concluded that it had been removed, likely in or around 1980. The assessment found no evidence of soil contamination.

In March 1992, three steel USTs were removed from an area north of the fuel island. One was a 1,000-gallon tank that had been used to store unleaded fuel but was abandoned at the time of removal; the other two were 5,000-gallon tanks and contained diesel fuel and unleaded gasoline, respectively. The two larger USTs were discovered to be pitted and had released fuel into the surrounding soil. The site was designated by the ANG as ER Site 2 (see Section 3.12.3). The contaminated soil was removed with the tanks and the excavation area was backfilled with clean fill. The State of Texas reviewed the closure report data and concluded, by a letter dated June 25, 1992, that no further action was necessary (a copy of this letter is provided in Appendix B).

As indicated in the 2004 EBS, in March 1997, two 500-gallon steel USTs near the northeast corner of Building 5 were removed. These tanks were used for waste oil and were associated with a minimally used oil/water separator that is no longer in operation. Soil samples revealed some petroleum contamination. Approximately 12 cubic yards of soil were removed and disposed of.

3.12.5 Oil/Water Separators

The installation's only operating oil/water separator (OWS) is located south of Building 5. It collects surface drainage from the adjacent area and is connected to the storm sewer system. The area surrounding the OWS is inspected periodically, including a review of the contents and volume of the OWS. The OWS is periodically pumped out and the contents are disposed of according to USEPA standards.

3.12.6 Pesticides

Garland ANG has a contract with a local provider for pesticide or herbicide application. The installation receives monthly spray applications of pesticides targeting cockroaches and ants. In May 2004, there was a spot treatment of TalstarOne Multi-insecticide, which involved the application of 0.25 pound of active ingredients over approximately 250 linear feet. In fiscal year 2007, the total weight of active ingredients used was 0.199 pounds for four pesticides: Permethrin TC, Demon WP, TalstarOne Multi-insecticide, and Maxforce Antkiller GR.

3.12.7 Asbestos

A survey completed in 2001 found asbestos-containing material (ACM) in two locations of Building 1. The ACM was associated with the thermal insulation on water lines and fittings in the mechanical room and throughout the building. The survey found the ACM was in good condition and did not pose a threat; therefore, no immediate action was required. The asbestos survey revealed no suspect material in Buildings 3, 4, 5, and 7 or at Facility 6 (Fuel Island); therefore, no sampling was conducted. The survey determined that further investigation for ACM should be performed only if demolition, renovation, or other work that could potentially disturb ACM is planned. In 2005, in preparation for renovation work in Building 1, sampling was conducted in the hallway area; ACM was found to be present in floor tiles and mastic.

3.12.8 Lead-Based Paint

In 1973, the Consumer Product Safety Commission (CPSC) established a maximum lead content in paint of 0.5 percent by weight in a dry film of paint newly applied. In 1978, the CPSC lowered the allowable lead level in paint to 0.06 percent. Nevertheless, the Department of Housing and Urban Development established 0.5 percent as the maximum lead content allowable in painted surfaces. In 40 CFR 745.227 (h), the USEPA incorporated the 0.5 percent threshold as the standard for lead-based paint in target housing and child-occupied facilities. The Texas Department of State Health Services incorporated the same threshold in its lead reduction regulations at 25 TAC 295.212 (g). Therefore, ANG lead-based paint surveys may appropriately utilize 0.5 percent as the screening threshold for identifying the location of lead-based paint. The Lead-Based Paint Hazard Reduction Act of 1992 specifies that lead-based paint identified in housing units constructed before 1960 will be abated to remove the hazards; a lead-based paint inspection will be conducted for units constructed between 1960 and 1977.

The installation does not have residential or child-occupied facilities. Building 1 was constructed prior to 1960, and Buildings 3, 4, and 5, and Facility 6 (Fuel Island) were constructed between 1960 and 1977. Therefore, these facilities potentially contain lead-based paint. A lead-based paint survey was performed at Garland ANGS confirming the presence of lead-based paint exceeding the 0.5 percent threshold in yellow caution paint in Buildings 1, 4, and 5. The yellow paint is not the building's main interior color, but is used to clearly identify hazardous work areas; it is, therefore, limited to specific parts of the buildings.

3.12.9 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) belong to a broad family of manmade organic chemicals known as chlorinated hydrocarbons. They were domestically manufactured from 1929 until their manufacture was banned in 1979. Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes, and carbonless copy paper; and many other industrial applications. PCBs have been demonstrated to cause cancer, as well as a variety of other adverse health effects. They also do not readily break down and, therefore, tend to accumulate in the environment. Regulation of PCBs was put in place after the Toxic Substances Control Act (TSCA) became law in 1976. The USEPA's current PCB regulations can be found at 40 CFR 761.

Some of the older items of electrical equipment at Garland ANGS may have dielectric oil that contains PCBs. Although the two large transformers at the station are PCB-free, a 2005 survey identified small electrical components that could potentially contain PCBs – equipment such as switches, breaker boxes, circuit breakers, panel boards, and fluorescent lamp fixture ballasts. If any of these items are to be replaced and/or removed, they must be tested to determine PCB content and properly disposed of in accordance with the regulations.

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4 IMPACTS OF THE PROPOSED ACTION AND ALTERNATIVES

This chapter provides an assessment of the potential environmental impacts that would result from implementing the No Action Alternative and the Proposed Action Alternative. Chapter 4 is organized similarly to Chapter 3.

4.1 Safety

4.1.1 No Action Alternative

Under the No Action Alternative, the 254 CCG would relocate to Hensley ANGWS but the licensing agreement under which the property is held would not be terminated. The installation would remain empty and unused for the remainder of the lease period. While the ANGWS would provide minimal maintenance and oversight, the presence of an empty site in the midst of a residential area next to a park may, in the long term, result in unsafe conditions. The property could attract vagrants and criminals as well as thrill-seekers, with associated risks of accident and increased crime. Thus, leaving the site empty and unused could have a substantial negative impact on safety.

4.1.2 Proposed Action Alternative

Under the Proposed Action Alternative, after the 254 CCG relocates to Hensley ANGWS, the licensing agreement with the Federal Government would be terminated. As indicated in Section 2.2.2, it is then expected that the Federal Government would either license the site to another entity or terminate its lease with the City of Garland.

The Proposed Action Alternative has no potential to result in significant adverse impacts on safety. It is not expected that the property would remain empty and unused for a long time after the 254 CCG's departure and any new entity that would take over the site is expected to implement the safety and security measures appropriate to the use it would make of the property.

4.2 Air Quality

4.2.1 No Action Alternative

Under the No Action Alternative, all emission-producing activities currently taking place at Garland ANGWS would cease, as the installation would be left empty and unused for the remainder of the

lease period after 254 CCG personnel and activities relocate to Hensley ANGS. Leaving buildings that currently require heating and cooling empty would eliminate the emissions from their HVAC systems, a small positive impact. Operations-related emissions would only be relocated a few miles away, a small local positive impact but with no effect on the regional level.

4.2.2 Proposed Action Alternative

Under the Proposed Action Alternative, the licensing agreement with the Federal Government would be terminated after the 254 CCG relocates to Hensley ANGS. Terminating the agreement would have no air quality-related impacts, as it would involve no physical alteration (e.g., demolition, renovation) of the facilities. Until a new occupant takes control of the property, all existing emissions would cease, resulting in a small positive impact, like under the No Action Alternative.

In the longer term, it is likely that on-site release of air pollutants would resume as the property is prepared for reuse, then operated by its new user. Temporary emissions would result from any construction or renovation operations that may be conducted to adapt the site to its new occupant's needs; long-term emissions would result from any vehicle and equipment operations by this occupant as well as from the heating and cooling of buildings.

At this stage, it is not possible to determine whether this change would represent a net increase or a net decrease in emissions relative to existing conditions, and what would be the size of the difference. However, because of the size of the property and the most likely reuse scenarios (see Section 2.2.2), no significant adverse impacts are expected.

4.3 Noise

4.3.1 No Action Alternative

Under the No Action Alternative, Garland ANGS would remain empty and unused for the remainder of the lease period. All existing noise-generating activities would cease, resulting in a positive impact on local noise levels.

4.3.2 Proposed Action Alternative

Under the Proposed Action Alternative, the 254 CCG would relocate to Hensley ANGS and the existing licensing agreement with the Federal Government would be terminated. Terminating the agreement would have no impact on noise, as it would involve no physical alteration (e.g., demolition, renovation) of the facilities. Until a new occupant takes control of the property, all existing on-site noise would cease, resulting in a positive impact, like under the No Action Alternative.

In the longer term, it is likely that noise-producing activities would resume as the property is prepared for reuse, then operated, by its new occupant. Temporary noise would result from any construction or renovation operations that may be conducted to adapt the site to its new user's needs; long-term noise would result from any vehicle and equipment operations. At this stage, it is not possible to determine whether this change would represent a net increase or a net decrease in noise levels at and near the site. However, because of the size of the property and most likely reuse scenarios (see Section 2.2.2), no significant adverse impacts are expected.

4.4 Land Use

4.4.1 No Action Alternative

Under the No Action Alternative, the 254 CCG would relocate to Hensley ANG and Garland ANG would remain empty and unused until the expiration of the current lease in 2023. While minimal maintenance would be provided, the property may eventually become a nuisance, as explained in Section 4.1.1. This would represent a substantial adverse impact on land use, especially since the property is located in a residential area and next to a park.

4.4.2 Proposed Action Alternative

After the 254 CCG relocates to Hensley ANG and the licensing agreement with the Federal Government is terminated, it is likely that the former Garland ANG would remain empty while the Federal Government makes a decision about the lease. However, this period is likely to be relatively short and it is not expected that the site would remain empty long enough to become a nuisance, as would happen under the No Action Alternative.

If the Federal Government does not terminate the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, due to the size of the property and the restriction on the renovation or construction work that could be performed because of Federal capital investment guidelines, it can be expected that there would be no substantial change in land use. The light industrial function of the site would remain somewhat incompatible with its surroundings, as it is now, but no new adverse impacts would be created. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with its applicable planning and zoning policies, ensuring that the new land use is consistent with its surroundings. Thus, there would be no adverse impacts.

4.5 Geological Resources

4.5.1 No Action Alternative

Under the No Action Alternative, after the 254 CCG relocates to Hensley ANG, Garland ANG would remain unused and empty for the remainder of the lease duration. No construction, demolition, or other ground-disturbing activities would take place. Therefore, there would be no impacts to geological resources.

4.5.2 Proposed Action Alternative

Under the Proposed Action Alternative, the 254 CCG would relocate to Hensley ANG and the licensing agreement with the Federal Government would be terminated. No construction, demolition, or other ground-disturbing activities would be conducted as part of the termination. Therefore, there would be no impacts to geological resources.

In the long term, because the property is small, level, and already almost entirely developed, it is not expected that ground-disturbing activities to accommodate future users would result in significant adverse impacts.

4.6 Water Resources

4.6.1 No Action Alternative

Under the No Action Alternative, after the 254 CCG relocates to Hensley ANG, Garland ANG would remain unused and empty for the remainder of the lease agreement. No construction, demolition, or other ground-disturbing activities would take place. The 254 CCG would conduct minimal site maintenance, including maintenance of the existing stormwater drainage system. There would be no impact to water resources.

4.6.2 Proposed Action Alternative

Under the Proposed Action Alternative, the 254 CCG would relocate to Hensley ANG and the licensing agreement with the Federal Government would be terminated. No construction, demolition, or other ground-disturbing activities would be conducted as part of the termination. The property would likely remain empty while the Federal Government makes a decision about the lease. It is expected that minimal maintenance, including maintenance of the stormwater drainage system, would be provided, as needed, during that interim period, which is likely to be relatively short. Thus, there would be no impacts. In the long term, because there are no bodies of water on or adjacent to the property, and because about 80 percent of the property is already impervious, it is not expected that the future reuse of the site would result in significant adverse impacts on water resources.

4.7 Biological Resources

4.7.1 No Action Alternative

Under the No Action Alternative, Garland ANG would remain empty and unused after the 254 CCG moves to Hensley ANG. Only about 20 percent of the installation consists of pervious areas (mostly maintained lawn and ornamental vegetation) and, as noted in Section 3.7, the only wildlife likely to be found there consists of the most common urban species. Once vacated, the property would likely become more attractive to such wildlife, which would be less disturbed by human activities than is currently the case. Pests such as mice and rats, in particular, likely would multiply. Birds may find nesting opportunities in the empty buildings or under the roofs. This would amount to a marginal benefit for urban species, but no valuable natural habitat would be created or enhanced. Nor would any such habitat be lost. Thus, there would be no significant impact, positive or negative, on biological resources.

4.7.2 Proposed Action Alternative

Under the Proposed Action Alternative, the 254 CCG would relocate to Hensley ANG and the licensing agreement with the Federal Government would be terminated. No construction, demolition, or other ground-disturbing activities would be conducted as part of the termination. The property would likely remain empty while the Federal Government makes a decision about the lease. During that time, effects similar to those identified for the No Alternative may occur, though for a shorter duration. In the longer term, because the property is almost entirely developed and lacking in valuable habitat, the potential for adverse impacts to biological resources from reuse is minimal. In particular, due to the lack of appropriate habitat, it is not expected that any adverse effects to threatened or endangered species would occur.

4.8 Transportation and Circulation

4.8.1 No Action Alternative

Under the No Action Alternative, after the 254 CCG vacates Garland ANG, the site would remain empty and unused for the remainder of the lease agreement. All traffic currently associated with the installation would cease, resulting in slightly less traffic on South Glenbrook Drive. This would be a positive impact, though a small one since, given the size of the installation, ANG traffic is only a small contributor to the overall traffic on South Glenbrook.

4.8.2 Proposed Action Alternative

Under the Proposed Action Alternative, like under the No Action Alternative, all ANG-generated traffic on South Glenbrook Drive would cease after the 254 CCG vacates the installation. However, under this alternative, this small positive impact would be shorter in duration. Future reuse of the site would likely generate new traffic. If the Federal Government does not terminate

the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, due to the size of the property and the restriction on the renovation or construction work that could be performed because of Federal capital investment guidelines, it can be expected that there would be no substantial change in the density of the property and, consequently, no substantial change in the character and amount of traffic it generates compared to existing conditions. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with applicable transportation planning policies. No significant adverse impacts on transportation are expected.

4.9 Visual Resources

4.9.1 No Action Alternative

Under the No Action Alternative, Garland ANG's would stay empty and unused for the remainder of the lease agreement. While the ANG would provide minimal maintenance and oversight, in the long term, the property may become a nuisance, as explained in Section 4.1.1. The presence of an empty facility next to a park in a residential area would detract from the visual quality of the environment and aggravate the existing contrast between the light industrial character of the installation and its surroundings. Thus, the No Action Alternative would have a negative visual impact.

4.9.2 Proposed Action Alternative

Under the Proposed Action Alternative, after the 254 CCG relocates to Hensley ANG's and the licensing agreement is terminated, the property would remain vacant only while the Federal Government makes a decision regarding the lease. If the Federal Government does not terminate the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, as explained in Section 4.4.2, it can be expected that there would be no substantial change in land use and the visual quality of the site would remain as it is now. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with its applicable planning and zoning requirements. No significant adverse visual impacts are expected.

4.10 Cultural Resources

4.10.1 No Action Alternative

Under the No Action Alternative, after the 254 CCG leaves, Garland ANG's would remain empty and unused for the remainder of the lease agreement. The 254 CCG would provide minimal maintenance and oversight. No adverse effects to cultural resources are expected.

4.10.2 Proposed Action Alternative

Under the Proposed Action Alternative, the 254 CCG would relocate to Hensley ANGS and the existing licensing agreement with the Federal Government would be terminated. As it departs, the 254 CCG would leave behind all existing buildings and structures in their current condition. This action includes no demolition, renovation, or other modifications to the existing facilities. Therefore, it would have no effect on cultural resources. After the termination of the licensing agreement, the property would remain under the control of the Federal Government. If the Federal Government does not terminate the lease with the City, the most likely future occupant of the site would be a military unit with a mission broadly similar to the 254 CCG's. In this case, as explained in Section 4.4.2, it can be expected that there would be no substantial change made to the existing facilities. If the Federal Government terminates the lease, the City would determine the future use of the site consistent with its applicable planning and zoning requirements. As part of its decision-making process with regard to the future of the property, the Federal Government would coordinate further with the Texas SHPO under Section 106, as required. As a result, the proposed action would have no adverse effect on cultural resources.

4.11 Socioeconomics and Environmental Justice

4.11.1 No Action Alternative

Under the No Action Alternative, after the 254 CCG leaves, Garland ANGS would remain empty and unused for the remainder of the lease. This would have no impact on socioeconomic conditions. While the 254 CCG would provide minimal maintenance and oversight, as previously noted, in the long term the property may become a nuisance. This would represent an adverse impact on an area which, as indicated in Section 3.11, qualifies as an Environmental Justice Community under EO 12898. Additionally, because the site is adjacent to a park frequented by children and youths, the No Action Alternative could also have an adverse impact under EO 13045.

4.11.2 Proposed Action Alternative

Under the Proposed Action Alternative, after the 254 CCG relocates to Hensley ANGS, the property would remain vacant while the Federal Government makes a decision regarding the lease. Due to the likely short duration of this interim period, the property would not become a nuisance, as would be the case under the No Action Alternative. Eventually, the property would be reused. Any future reuse of the site is expected to generate positive socioeconomic impacts from direct and indirect job creation. Because of the size of the site and the most likely reuse scenarios (see Section 2.2.2), however, these impacts are expected to be small. For these reasons, no impacts are expected under EO 12898 or EO 13045.

4.12 Hazardous Materials and Waste

4.12.1 No Action Alternative

Under the No Action Alternative, Garland ANGS would remain empty and unused after the 254 CCG leaves; the ANG would provide minimal maintenance and oversight of the property. As summarized in Section 3.12 and detailed in the EBS, there are no contaminated sites in need of remediation on the installation. The departure of the 254 CCG would end the need to store hazardous materials on the site as well as the generation of hazardous waste. The existing ASTs and other hazardous material and waste storage structures would be removed in compliance with applicable laws and regulations and with all necessary precautions to avoid accidental releases (this does not include the installation's sole operating OWS, which would remain in place; prior to closing the installation, a final maintenance cleaning would be conducted to remove any remaining oil and/or sludge material). Pesticide applications would continue at current or lesser levels as part of site maintenance. Existing ACM and areas with lead-based paint would remain undisturbed. Overall, the closure of the installation would result in a positive impact due to the removal of hazardous materials and waste and associated environmental risks.

4.12.2 Proposed Action Alternative

Under the Proposed Action Alternative, after the 254 CCG vacates the installation, the licensing agreement with the Federal Government would be terminated. The existing ASTs and other hazardous material and waste storage structures would be removed in compliance with applicable laws and regulations and with all necessary precautions to avoid accidental releases (this does not include the installation's sole operating OWS, which would remain in place; prior to closing the installation, a final maintenance cleaning would be conducted to remove any remaining oil and/or sludge material).

As summarized in Section 3.12 and detailed in the EBS, there are no contaminated sites in need of remediation on the installation. As under the No Action Alternative, the departure of the 254 CCG would end the storage of hazardous materials and the production of hazardous waste at the site. It is likely that the next user of the property would store hazardous materials and generate hazardous waste. However, any future site user is expected to comply with the Federal and State laws and regulations governing the storage and disposal of hazardous materials and waste, and no significant adverse impacts are anticipated.

4.13 Cumulative Impacts

Cumulative impacts are "the incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions"(40 CFR 1508.7).

Since the 254 CCG made the decision to move out of Garland ANGS in 2001, no significant

projects have been implemented by the ANG at the installation and none are on-going or planned for the future. The closure of Garland ANGTS and the termination of the licensing agreement would not involve any construction, demolition, or renovation activities, and has no potential to generate cumulative impacts.

Given the size of the property and the character of the area where it is located – a settled suburban residential area with little room for large-scale construction or development projects – it is not expected that the future reuse of the site would result in significant adverse cumulative impacts.

4.14 Special Procedures

The proposed action consists solely of the ANG closing Garland ANGTS and terminating its licensing agreement with the Federal Government; it includes no demolition, renovation, or construction activities. The 254 CCG would leave all existing buildings and building systems in their current, working state. No environmental permits requiring special procedures would be needed. Notifications would be made, as appropriate, to relevant agencies, officials, vendors and customers, including:

- To the City of Garland regarding the need for service to be discontinued or significantly curtailed (e.g., electrical power, drinking water, sanitary sewer, solid waste).
- To the State and County emergency response agencies and local fire department regarding the transfer of diesel fuel to a new location, for which the presence, quantity, and location are reported annually in accordance with the Emergency Planning and Community Right-to-Know Act.
- To the Texas Commission on Environmental Quality regarding the deactivation or transfer of various environmental registrations (e.g., USEPA hazardous waste generator identification, petroleum storage tank registration).

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5 DISTRIBUTION AND REVIEW OF THE DRAFT EA

5.1 IICEP Distribution

On May 11, 2009, the Draft EA for this proposed action was mailed to the 23 Federal, State, and local agencies or tribal governments listed below. The Draft EA review period ran from May 14 through June 15, 2009.

5.1.1 Federal Agencies

Cathy Gilmore
Office of Planning and Coordination
USEPA Region 6
1445 Ross Avenue Suite 1200
Dallas, Texas 75202

U.S. Army Corps of Engineers
Southwestern Division
1100 Commerce Street, Suite 831
Dallas, TX 75242-1317

US Fish and Wildlife Service
Houston Ecological Services Field Office
17629 El Camino Real, Suite 211
Houston, TX 77058-3051

5.1.2 State Agencies

Theresa Pella, Manager (MC206)
TCEQ Air Quality Division
Air Quality Planning Section
P.O. Box 13087
Austin, TX 78711-3087

L'Oreal Stepney, P.E., Director (MC 145)
TCEQ Water Quality Division
P.O. Box 13087
Austin, TX 78711-3087

Brent Wade, Director (MC 225)
TCEQ Remediation Division
P.O. Box 13087
Austin, TX 78711-3087

Texas Historical Commission
Mr. F. Lawrence Oaks, SHPO
P.O. Box 12276
Austin, TX 78711-2276

Texas Parks and Wildlife Department
Wildlife Division
4200 Smith School Road,
Austin, TX 78744

5.1.3 Local Agencies

The Hon. Ronald E. Jones, Mayor
City of Garland
P. O. Box 469002
Garland, TX 75046-9002

Laura Perkins Cox
District 2 Council Member
City of Garland
P. O. Box 469002
Garland, TX 75046-9002

Gene Saulters, Department Manager
City of Garland - Facilities Management
527 E. Avenue B
Garland, TX 75040

Neil Montgomery, AICP
Senior Managing Director of Development Services
City of Garland Planning Department
P.O. Box 469002
Garland, TX 75046-9002

City of Garland
Stormwater Management
P.O. Box 469002
Garland, TX 75046-9002

City of Garland
Parks and Recreation Administration Office
634 Apollo Road
Garland, TX 75040

Garland Chamber of Commerce
914 S. Garland Ave.
Garland, TX 75040

5.1.4 Native American Tribes

Caddo Nation of Oklahoma
Attn.: Robert Cast, THPO
P.O. Box 487
Binger, OK 73009

Cherokee Nation
Attn.: Historic Preservation Office
P.O. Box 948
Tahlequah, OK 74465

United Keetoowah Band of Cherokees
Attn: Historic Preservation Office
P.O. Box 746
Tahlequah, OK 74465

Wichita and Affiliated Tribes
Attn.: Historic Preservation Office
P.O. Box 729
Anadarko, OK 73005

Comanche Nation
Attn.: Historic Preservation Office
6 SW "D" Avenue
Lawton, OK 73507

Ysleta del Sur Pueblo
PO Box 17579, Ysleta Station
El Paso, TX 79917

Alabama-Coushatta Tribe of Texas
Kevin Battise, Chairman
571 State Park Rd 56
Livingston, TX 77351

Kickapoo Traditional Tribe of Texas
HC1 Box 9700
Eagle Pass, TX 78852

5.2 Public Notice

Consistent with NEPA and 32 CFR 989, which require public review of an EA before approval of the FONSI and implementation of the proposed action, a notice of availability of the Draft EA for public review was published on May 14, 2009 in the *Dallas Morning News* and the *Garland News*. Copies of the notice are included in Appendix A.

As indicated in the notice of availability, the Draft EA was made available for public review at the Garland Central Library, 625 Austin Street, Garland. Additionally, the notice provided a point of contact to request individual copies of the document.

5.3 Comments on the Draft EA

No comments were received from the general public. Four agencies commented, as summarized below. Copies of the comments are in Appendix A.

5.3.1 US Fish and Wildlife Service

By email from Mr. Sean Edwards, dated June 1, 2009, the US Fish and Wildlife Service commented that the agency “supports the EA's conclusion that adverse impacts to sensitive/protected resources would not be expected.”

5.3.2 Texas Parks and Wildlife Department

The Texas Parks and Wildlife Department provided a finding of minimal impacts to fish and wildlife resources, dated June 17, 2009, without further comments.

5.3.3 Texas Historical Commission

The Texas Historical Commission provided a finding of “No Historic Properties Affected – Project May Proceed” dated June 12, 2009.

5.3.4 US Army Corps of Engineers, Fort Worth District

The US Army Corps of Engineers (USACE) Fort Worth District submitted comments on the Draft EA in the form of a matrix (see Appendix A). Items marked “Inadequately Disclosed” or “Not Disclosed” are addressed below.

- Item #1: Signature Page. Includes Preparer, Reviewer, and Official Approver. All EIS’s shall include an Abstract and Executive Summary – Not Disclosed.

Response: The Draft EA reviewed by the USACE was prepared consistent with the National Guard Bureau’s guidelines for the preparation of NEPA documents, which do not include such a page. This Final EA includes a copy of the FONSI for the proposed action signed by the decision-making authority. There is an abstract on the inside cover page. Consistent with Bureau guidelines, the FONSI also serves as an Executive Summary. EA Preparers are listed in Chapter 7.

- Item #2: Framework for Analysis. Identify in bullet form all relevant statutes, Executive Orders, and applicable regulations (this sets the stage for conducting the analysis) – Inadequately Disclosed.

Response: The Draft EA and this Final EA have been prepared consistent with the National Guard Bureau’s guidelines for the preparation of NEPA documents, which do not require such a bullet list. Relevant statutes and other laws and regulations are identified in narrative form in Section 1.3 and throughout the document under the appropriate resource areas.

- Item #3: Threatened and Endangered Species. Federally listed or proposed for listing and critical habitat. If discussed, provide supporting maps and graphics – Inadequately Disclosed – Needs reference to critical habitat with supporting maps; could do in the bulleted list; not referenced in FWS correspondence.

Response: Threatened and Endangered Species are addressed in Sections 3.7 and 4.7 of this Final EA. Review of the US Fish and Wildlife online Critical Habitat database (<http://criticalhabitat.fws.gov/>) indicates that there is no designated Critical Habitat in Dallas County, Texas, where Garland ANGS is located.

- Item #4: Comparison/Decision Matrix of Potential Impacts. Develop a matrix, setup on “X” and “Y” axis to identify impacts by alternatives, define if temporary or permanent impact, whether impact is insignificant, significant, or beneficial, and mitigation strategy proposed. – Not Disclosed.

Response: The Draft EA reviewed by the USACE was prepared consistent with the National Guard Bureau’s guidelines for the preparation of NEPA documents, which do not include such a matrix. The referenced information is presented in the FONSI/Executive Summary and throughout Section 4.

- Item #5: List of Individuals and Agencies Consulted. List individual names, agencies, and organizations (if any) contacted for data and information in support of the analysis whether or not a response was received. Only contacts outside the preparing agency are listed – Not Disclosed.

Response: As summarized in Section 1.3.2, the following agencies and tribal governments were consulted early in the EA process: the US Fish and Wildlife Service, the Texas Department of Parks and Wildlife, the Texas Historical Commission, the Ysleta del Sur Pueblo, the Alabama-Coushatta Tribe of Texas, and the Kickapoo Traditional Tribe of Texas. Additionally, the list of individuals, agencies, and organizations to which the Draft EA was sent for review and comment was included in Appendix A of the Draft EA and can be found in this Final EA under Section 5.1 of this chapter.

- Item 6: Administrative Record. The Administrative Record is the entirety of all written information, including emails and Fax transmittals, obtained and relied upon during the NEPA process. At the completion of the process, the Administrative Record should be compiled in logical organization and provided to the proponent and/or INS Facilities and Engineering for retention – Not Disclosed.

Response: By definition, the Administrative Record was not part of the Draft EA submitted for review to the USACE. The Administrative Record for this EA will be compiled after the FONSI is signed and the NEPA process is complete. It will be retained by the National Guard Bureau.

Additionally, the comments included a note pertaining to the need for a due diligence study for the real property action. As indicated in Section 3.12 of this EA, in compliance with Air Force Instruction 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, for documenting the nature, magnitude, and extent of any environmental contamination of real property considered for acquisition, out-grant, or disposal, the 254 CCG prepared an *Environmental Baseline Survey* (EBS) last re-certified in 2007, to support decisions related to real property at the Garland ANG, including the proposed closure of the installation.

6 REFERENCES

136th Medical Squadron (TXANG) JRB Carswell Field, Ft. Worth, Texas. 31 March 2005. *Consultive Letter, Asbestos Assessment of Building 1, 254th Group Headquarters Exterior Hallway, Garland, Texas.*

136th Medical Squadron (TXANG) JRB Carswell Field, Ft. Worth, Texas. 12 March 2004. *Sampling of Buildings at Garland GSU for Lead-based Paint.*

Air National Guard. 31 October 2007. *Pounds of Active Ingredient Usage Report.*

Air National Guard Environmental Division. June 2001. *Environmental Assessment for Proposed Relocation of the 254th Combat Communications Group. Texas Air National Guard. Hensley Field, Dallas, Texas.*

Air National Guard Civil Engineering Technical Services Center, Minot, North Dakota. 2001. *Asbestos Management Plan Carswell ANGB, GSU Garland and Hensley Field, Fort Worth, Texas.*

City of Garland Transportation Department. 2006. *Traffic Volume Count Report. Updated 11/2006.*

Major Mike Cook *et al.* 30 December 2005. *PCB Equipment Survey. Garland ANG.*

Defense Energy Support Center. February 2006, Latest Revision July 2007. *Final Oil and Hazardous Substances Spill Prevention and Response Plan. 254th Combat Communications Group. Texas Air National Guard. Garland, Texas.*

Headquarters Air National Guard. March 2008. *Final 2006 Air Emissions Inventory. 254th Combat Communications Group. Texas Air National Guard. Garland and Hensley Air National Guard Stations, Texas.*

Natural Resources Conservation Service. *Web Soil Survey.*
<<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>>

Texas Air National Guard. January 2001. *Hazardous Waste Management Plan. Texas Air National Guard. Garland ANG Station, Garland, TX.*

Texas Air National Guard. December 1, 2005. *Tank Closure Report. Facility ID #2981. Owner ID #1785.*

Texas Air National Guard. April 2004, Latest Recertification January 2007. *Environmental Baseline Survey. Garland ANG Station. Garland, Texas.*

Texas Commission on Environmental Quality. Letter dated November 23, 2004 to Mr. Dennis Mares, Environmental Manager, Garland. *Re.: Report. "Affected Property Assessment Report," dated September 9, 2004 [...] TCEQ Facility ID No. T1609.*

Texas Parks and Wildlife Department. *Annotated County List of Rare Species*. Last Revision: 1/28/09. <http://www.tpwd.state.tx.us/landwater/land/maps/gis/ris/endangered_species/>

Texas Water Commission. Letter dated June 25, 1992 to Ms. Mona Johnson, Texas Air National Guard. *Re. Closure Report Review [...] LSPT No. 100426.*

US Census Bureau. *American FactFinder*.
<http://factfinder.census.gov/home/saff/main.html?_lang=en>

US Fish and Wildlife Service. Southwest Region Ecological Services. Endangered Species List. Texas. Dallas County.
<http://www.fws.gov/southwest/es/EndangeredSpecies/lists/ListSpecies.cfm>

7 PREPARERS

This environmental assessment was prepared by:

AECOM

675 N. Washington Street, Suite 300
Alexandria, VA 22314

Key personnel included:

Laurent Cartayrade, Project Manager: 9 years of experience in environmental planning. University of Paris IV-Sorbonne, 1984, BA; University of Maryland-College Park, 1991, MA, History; 1997, PhD, History.

Andrew Foley, Environmental Planner: 8 years of experience in ecology; 1 year of experience in environmental planning. Eastern Michigan University, 2002, BS, Aquatic and Terrestrial Ecology; Eastern Michigan University, 2007, MS, Ecology and Organismal Biology.

Jessica Joyce, Environmental Planner: 4 years of experience in environmental planning. University of Miami, 2003, BA, Marine Policy; University of Miami, Rosenstiel School of Marine and Atmospheric Science, 2004, MA, Marine Policy.

Katherine Weber, GIS/Cartography: 5 years of experience in mapping using GIS, ArcView, ArcGIS, and PGS. Mary Washington College, 2002, BA, Geography.

AIR NATIONAL GUARD COORDINATORS

Major Stephen R. Lippert: National Guard Bureau (NGB/A7AM), Asset Management Division, Plans and Requirements Branch.

Major Michael K. Cook, P.E: 136th Civil Engineer Squadron, Environmental Manager.

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APPENDIX A

IICEP CORRESPONDENCE

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ALABAMA-COUSHATTA TRIBE OF TEXAS

571 State Park Rd 56 • Livingston, Texas 77351 • (936) 563-1100

February 20, 2009

Department of the Air Force
Major Stephen R. Lippert, USAF
Attn: NGB/A7AM, Program Manager
3500 Fetchet Avenue, Conaway Hall
Andrews AFB, MD 20762-5157

Dear Major Lippert:

On behalf of Chief Oscola Clayton Sylestine and the Alabama-Coushatta Tribe, our appreciation is expressed on your efforts to consult us regarding the environmental assessment for the Garland Air National Guard Station closure in Garland, Texas.

Our Tribe maintains ancestral associations throughout the state of Texas despite the absence of written records to completely identify Tribal activities, villages, trails, or grave sites. However, it is our objective to ensure any significances of Native American ancestry including the Alabama-Coushatta Tribe are administered with the utmost regard.

Upon review of your January 27, 2009 information summary submitted to our Tribe, we decline the opportunity to participate in this consultation. The proposed location exists beyond our perimeter of interest for the state of Texas. Therefore, no impacts to religious, cultural, or historical assets of the Alabama-Coushatta Tribe of Texas will occur in conjunction with this proposal.

We welcome the opportunity to be included in this consultation and express our regards on a successful resolution for your efforts. Should you require additional assistance, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bryant J. Celestine".

Bryant J. Celestine
Historic Preservation Officer

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TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWRENCE OAKS, EXECUTIVE DIRECTOR

March 3, 2009

Stephen R. Lippert, Major USAF
Program Manager
NGB/A7AM
Conaway Hall
3500 Fetchet Avenue
Andrews AFB, MD 20762-5157

Re: Environmental Assessment and Section 106 Consultation for Closure of Garland Air National Guard Station, Garland, Texas (Dallas County).

Dear Mr. Lippert:

Thank you for your correspondence describing the above referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC). Our review staff, led by William McWhorter has reviewed this above mentioned report and has the following comments.

From the information you have provided in your report no cultural or historic resources will be affected by the proposed closure and lease termination of Garland Air National Guard Station by the Air National Guard. Your report states that the property will remain in federal control and revert to the U.S. Army Corps of Engineers, which leases the site from the City of Garland. Your report further states that should any future action be proposed that would affect eligible or potentially eligible cultural resources at Garland Air National Guard Station the U.S. Army Corps of Engineers would evaluate the effects and seek consultation with our office.

As a result, the **THC concurs with the determination of no adverse effect** for the above mentioned project.

Thank you for your cooperation in the federal review process, and for your efforts to preserve the irreplaceable heritage of our nation. If you have any questions concerning this review or if we can be of further assistance, please contact William McWhorter at 512/463-5833.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Lawrence Oaks".

for: F. Lawrence Oaks
State Historic Preservation Officer

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USFWS Response.txt

-----Original Message-----

From: Sean_Edwards@fws.gov [mailto:Sean_Edwards@fws.gov]
Sent: Friday, February 13, 2009 1:23 PM
To: Lippert, Stephen R Maj USAF ANG NGB/A7C
Subject: EA for Closure of Garland ANG

Mr. Lippert,

This office received the Air National Guard's undated letter regarding the preparation of an EA for the proposed closure of the Garland ANG facility located

in Garland, Dallas County, Texas. We have reviewed your information and acknowledge your determination of no effect to federally listed species resulting

from this proposed action and have no comments or concerns to offer. Thank you for the opportunity to provide comments; no further coordination with the

U.S. Fish and Wildlife Service will be necessary. Please contact me if you have any additional needs.

Kind Regards,

Sean Patrick Edwards
Wildlife Biologist
U.S. Fish & Wildlife Service
Ecological Services Field Office
711 Stadium Drive, Suite 252
Arlington, TX 76011
817-277-1100
sean_edwards@fws.gov

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**DEPARTMENT OF THE AIR FORCE
AIR NATIONAL GUARD**

FEB 3 2009

NGB/A7AM
Conaway Hall
3500 Fetchet Avenue
Andrews AFB MD 20762-5157

JAN 27 2009

Texas Parks and Wildlife Department
Wildlife Division
4200 Smith School Road,
Austin, TX 78744

Subject: Environmental Assessment for Closure of Garland Air National Guard Station,
Garland, Texas

Dear Sir/Madam

The Air National Guard (ANG) is preparing an environmental assessment (EA) to evaluate the impacts of closing the Garland Air National Guard Station (Garland ANG) in Garland, Dallas County, Texas. This evaluation is being conducted in compliance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality's regulations implementing NEPA, and the Endangered Species Act (ESA).

The Garland ANG is currently home to the 254th Combat Communications Group (254 CCG). The ANG holds the property under an agreement with the US Army Corps of Engineers (USACE), which leases it from the City of Garland.

The proposed closure would be the last step in the planned relocation of the 254 CCG from Garland ANG to Hensley Field (the former Naval Air Station Dallas/Hensley Field) in Dallas, Texas. In 2001, an EA was prepared to evaluate the environmental impacts of the relocation; following completion of the EA, the ANG issued a Finding of No Significant Impact.

The proposed action being evaluated in the EA currently being prepared consists of the termination by the ANG of its agreement with the USACE after the 254 CCG has completed its move to Hensley Field. The ANG would leave the property in its current condition: all existing buildings and building systems would be left as is and the ANG would perform no demolition, renovation, or construction work prior to leaving the site and terminating the agreement. After the ANG completes the proposed termination, any decision about the future use of the property would rest with the USACE. As a federal agency, the USACE would comply with all federal environmental requirements that may apply to its future decisions.

Garland ANG covers approximately 5.4 acres. It is bordered by South Glenbrook Drive to the east, Central Park, a City of Garland public park, to the west and south, and Park Street to

the north (see Figures 1 and 2). The layout of the site is shown in Figure 3. Photos 1 to 8 illustrate the existing facilities. The property includes six buildings and a fueling station, as well as a parking lot on the northern side. Most of the site is paved, though there are small areas of maintained vegetation to the front and back of Building 1. Large areas in the southern half of the installation are used for outdoor storage of equipment. The property is surrounded by an eight-foot perimeter fence. There is no significant amount of natural habitat on the site, and the only animal species likely to be found there are the most common urban species and pests.

Based on the above, we do not foresee any adverse effect to listed or rare species or critical habitats and respectfully request your written concurrence with, or comments on, this preliminary finding. After we complete the draft EA for this action, we will provide a copy to your office for further review and comments.

If you have any further questions, please feel free to contact me at (301) 836-8167 or via e-mail: Stephen.Lippert@ang.af.mil. Thank you for your assistance with this matter.

Sincerely,



Stephen R. Lippert, Major, USAF
NGB/A7AM, Program Manager

Attachments: Figures 1, 2, and 3; Photos 1 to 8.



Review of the project activity as proposed indicates minimal impacts to fish and wildlife resources.

Reviewed: Karen B. Hardin
Date: 12-25-09

including rare, threatened & endangered species.

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Lynda Black, Legal Advertising Representative for the DALLAS MORNING NEWS, being duly sworn by oath, states the attached advertisement of:

Earth Tech AECOM

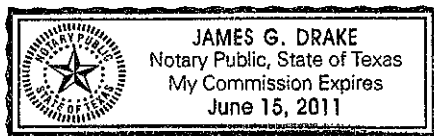
as published in the Dallas Morning News on:

May 14, 2009


(Lynda Black)

Sworn to and subscribed before me this

May 14, 2009




(Notary Public)

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Legal Notices

On Request To A Variance To The Cockrell Hill Sign Code the Board of Adjustments will conduct a Hearing on TUESDAY, May 19, 2009

The Cockrell Hill Board of Adjustment will consider the following request:

An application for a variance to the Cockrell Hill Sign Code, Chapter 152.08, section (2)(D) of the Cockrell Hill Sign Code will be heard on Tuesday, May 19, 2009 at 6:30 pm at 4125 W. Clarendon Cockrell Hill, TX 75211. The development of an attached sign that exceeds the maximum amount of 262.5 square feet on a property zoned Commercial CA located at 4450 W. Jefferson Blvd also known as Wesley Cockrell Survey. Abstract No 246 Vol 98156/3994 pg 673.

The current sign code allows a maximum of 262.50 Sq feet of advertised area for building that exceed 15 ft in height and has 175 feet in store frontage.

Subsequently, only after a super majority of the Board of Adjustments granting the variance to maximum square footage of attached signs requirements can further development of this project proceed.

Legal Notices

Legal Notices

Legal Notices

**AIR NATIONAL GUARD
DRAFT ENVIRONMENTAL ASSESSMENT
CLOSURE OF GARLAND AIR NATIONAL GUARD STATION
TEXAS AIR NATIONAL GUARD
254TH COMBAT COMMUNICATIONS GROUP
GARLAND, TX**

The Air National Guard (ANG) invites the public to review and comment on a Draft Environmental Assessment (DEA) and Draft Finding of No Significant Impact (FONSI) for the proposed closure of the 254th Combat Communications Group (254 CCG)'s Garland Air National Guard Station (ANGS) in Garland, Texas and termination of the licensing agreement under which the property is held. The purpose and need for this proposed action is to complete the planned relocation of the 254 CCG to Hensley ANGS, Dallas, Texas.

The DEA evaluates the potential environmental impacts of two alternatives: the Proposed Action Alternative and the No Action Alternative. The DEA concludes that the proposed action would not result in significant adverse impacts to the human environment. The DEA and FONSI are available for review at the Central Library, 625 Austin Street, Garland. A copy of the DEA may also be requested by calling (703) 706-0114.

Please send written comments on the DEA and Draft FONSI to **AECOM, Attn.: Mr. Laurent Cartayrade, 675 N. Washington Street, Suite 300, Alexandria, Virginia 22314**. All comments must be sent on or before June 15, 2009.

PRIVACY ADVISORY

As required by law, comments will be addressed in the Final EA and made available to the public. Any submitted comments may be published in the Final EA. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the Final EA or associated documents. Private addresses will be compiled to develop a mailing list of those requesting copies of the Final EA. However, only the names of the individuals making comments and the specific comments will be disclosed in the Final EA. Personal home addresses and phone numbers will not be published.

CLIA Notice to the Public
Sanction against

PUBLIC NOTICE FOR

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TCEQ- Office of the Chief Clerk
Attn: Notice Team (MC-105)
P.O. Box 13087
Austin, Texas 78711-3087

Applicant Name: The Valspar Corporation
Permit No.: Q1416
Notice of Draft Federal Operating Permit

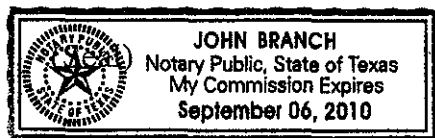
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared
Cynthia Gully, who being by me duly sworn,
(name of newspaper representative)
deposes and says that (s)he is the Classified Sales Manager
(title of newspaper representative)
of the Garland News; that said newspaper is generally
(name of newspaper)
circulated in Garland, Texas;
(in the municipality or nearest municipality to the proposed facility)
that the attached notice was published in said newspaper on the following date(s):
May 14, 2009

Cynthia Gully
(newspaper representative's signature)

Subscribed and sworn to before me this the 14 day of May, 20 09, to
certify which witness my hand and seal of office.



John Branch
Notary Public in and for the State of Texas
JOHN BRANCH
Print or Type Name of Notary Public
9-6-2010
My Commission Expires

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Deadline: Monday, 4 p.m.

LEGAL

AIR NATIONAL GUARD

DRAFT ENVIRONMENTAL ASSESSMENT

CLOSURE OF GARLAND

AIR NATIONAL GUARD STATION

TEXAS AIR NATIONAL GUARD -

254TH COMBAT COMMUNICATIONS GROUP

GARLAND, TX

The Air National Guard (ANG) invites the public to review and comment on a Draft Environmental Assessment (DEA) and Draft Finding of No Significant Impact (FONSI) for the proposed closure of the 254th Combat Communications Group (254 CCG)'s Garland Air National Guard Station (ANGS) in Garland, Texas and termination of the licensing agreement under which the property is held. The purpose and need for this proposed action is to complete the planned relocation of the 254 CCG to Hensley ANG, Dallas, Texas.

The DEA evaluates the potential environmental impacts of two alternatives: the Proposed Action Alternative and the No Action Alternative. The DEA concludes that the proposed action would not result in significant adverse impacts to the human environment. The DEA and FONSI are available for review at the Central Library, 625 Austin Street, Garland. A copy of the DEA may also be requested by calling (703) 706-0114.

Please send written comments on the DEA and Draft FONSI to AECOM, Attn.: Mr. Laurent Cartayrade, 675 N. Washington Street, Suite 300, Alexandria, Virginia 22314. All comments must be sent on or before June 15, 2009.

PRIVACY ADVISORY

As required by law, comments will be addressed in the Final EA and made available to the public. Any submitted comments may be published in the Final EA. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the Final EA or associated documents. Private addresses will be compiled to develop a mailing list of those requesting copies of the Final EA. However, only the names of the individuals making comments and the specific comments will be disclosed in the Final EA. Personal home addresses and phone numbers will not be published.

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From: Sean_Edwards@fws.gov
Sent: Monday, June 01, 2009 10:45 AM
To: Cartayrade, Laurent
Subject: Closure of Garland ANG

Ms. Cartayrade,

We have received the Draft EA, Finding of No Significant Impact, for the proposed closure of the Garland, Texas ANG. The Draft EA indicates that very little biological resources are found within the property and that suitable habitat for threatened and endangered species are not present. Further, no demolition or construction of facilities is planned. For these reasons, the EA concludes that impacts to sensitive/protected resources would not be expected to occur as a result of the proposed action. Based upon the information provided and a review of our information, the U.S. Fish and Wildlife Service supports the EA's conclusion that adverse impacts to sensitive/protected resources would not be expected. Please contact me if I may be of further assistance.

Kind Regards,

Sean Patrick Edwards
Wildlife Biologist
U.S. Fish & Wildlife Service
Ecological Services Field Office
711 Stadium Drive, Suite 252
Arlington, TX 76011
817-277-1100
sean_edwards@fws.gov

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NATIONAL GUARD BUREAU

3500 FETCHET AVENUE
ANDREWS AFB MD 20762-5157

NGB/A7AM

Texas Parks and Wildlife Department
Wildlife Division
4200 Smith School Road,
Austin, TX 78744

MAY 11 2009

Dear Sir or Madam

The Air National Guard (ANG) is proposing to close the 254th Combat Communications Group (254 CCG)'s Garland Air National Guard Station (ANGS) in Garland, Texas and terminate the licensing agreement under which the property is held. In accordance with the Council on Environmental Quality's regulations to implement the National Environmental Policy Act (NEPA) of 1969, the ANG is preparing an Environmental Assessment (EA) for this proposed action.

Consistent with Executive Order 12372, Intergovernmental Review of Federal Programs, we request your assistance in reviewing the enclosed draft EA and providing comments. We also request your assistance in advising appropriate agencies of this proposed action and soliciting their comments. Persons and agencies on the attached Distribution List have already received this package; if there are additional agencies you think should review and comment on the EA, please include them in your distribution of these materials.

Please review the draft EA and send your comments within 30 calendar days to our consultant, AECOM, attention of Mr. Laurent Cartayrade, by mail to AECOM, 675 N. Washington Street, Suite 300, Alexandria, VA 22314; fax at (703) 549-9134; or email to Laurent.Cartayrade@aecom.com. If you have any questions, Mr. Cartayrade can be reached at (703) 706-0114. Thank you for your assistance.

Best Regards,

Texas Parks & Wildlife Dept.

MAY 28 2009

Wildlife Habitat Assessment Program

Attachment: Draft EA and Distribution List

STEPHEN R. LIPPERT, Major, USAF
NGB/A7AM, Program Manager

**TEXAS
PARKS &
WILDLIFE**

Review of the project activity as proposed indicates minimal impacts to fish and wildlife resources.

Reviewed: Karen B. Hardin
Date: 6-17-09

56-2-7

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NATIONAL GUARD BUREAU

3500 FETCHET AVENUE
ANDREWS AFB MD 20762-5157

NGB/A7AM

Texas Historical Commission
Mr. F. Lawrence Oaks, SHPO
P.O. Box 12276
Austin, TX 78711-2276

MW

MAY 11 2009

Dear Mr. Oaks

The Air National Guard (ANG) is proposing to close the 254th Combat Communications Group (254 CCG)'s Garland Air National Guard Station (ANGS) in Garland, Texas and terminate the licensing agreement under which the property is held. In accordance with the Council on Environmental Quality's regulations to implement the National Environmental Policy Act (NEPA) of 1969, the ANG is preparing an Environmental Assessment (EA) for this proposed action.

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Best Regards,

NO HISTORIC
PROPERTIES AFFECTED
PROJECT MAY PROCEED

By [Signature]
for F. Lawrence Oaks
State Historic Preservation Officer
Date 06/12/2009
Track# 200908472

[Signature]

STEPHEN R. LIPPERT, Major, USAF
NGB/A7AM, Program Manager

Attachment: Draft EA and Distribution List

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NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

EA/EIS DOCUMENT QUALITY STANDARD

Subject Area	Area Considered and Fully Disclosed	Not Considered Relevant to Analysis (Explain in remarks)	Inadequately Disclosed	Not Disclosed	Not Required	Remarks
Cover Sheet Title of Proposed Action, Responsible Agency, Agency Point of Contact, (provide street and email address) and Preparing Organization.	X					
Signature Page. Include Preparer, Reviewer, and Official Approver. All EIS's shall include an Abstract and Executive Summary				X		Signature page lacking
1.0 Purpose and Need The Purpose and Need statement defines the range of reasonable alternatives. Purpose. Briefly, answer the question, why is the action being purposed. Example: To provide urgent facilities to detain illegal aliens. Need: Briefly answer the question what is the underlying reason (need) for the action. Example: Need to support the enforcement program.	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

Subject Area	Area Considered, Fully Disclosed	Not Considered Relevant to Analysis (Explain in remarks)	Inadequately Disclosed	Not Disclosed	Not Required	Remarks
1.1 Scope of Project To orient the reader, describe the geographic area (state, county) that will be affected and the scope of the environmental analysis (e.g. cleanup, mission implementation, construction project, realignment etc.)	X					
1.2 Public Involvement Describe/Document public involvement opportunities and the process followed, such as public notices, NOIs, NOAs, scoping/efforts, Public meetings, news releases and public review of the document, others. Note: The purpose is to inform the public on participation opportunities and document the accomplishment of that fact.	X					
1.3 Framework for Analysis Identify, in bullet form, all relevant statutes, Executive Orders and applicable regulations. (this sets the stage for conducting the analysis)			X			Bulleted List of relevant statutes missing
2.0 Description of the Proposed Action Describe the proposed action in sufficient detail for a meaningful analysis. Answer the questions who, what, when and where? Describe the specifics of the proposed action and associated activities. Include drawings, footprints, or other necessary graphics.	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

Subject Area	Area Considered, Fully Disclosed	Not Considered Relevant to Analysis (Explain in remarks)	Inadequately Disclosed	Not Disclosed	Not Required	Remarks
3.0 Alternatives Considered The alternative determination analysis will be conducted to provide a rigorous, thorough and comprehensive identification of a <i>reasonable</i> range of alternatives. Provide a complete and accurate description of alternatives considered. The narrative must provide a clear choice among alternatives.	X					
3.1 The alternatives section discusses all alternatives considered including those eliminated from detailed study and providing the specific reasons for their elimination.	X					
Provide a decision matrix defining alternatives considered, components required to achieve the "Purpose and Need" and whether the required components where present in each alternative		X				Verbal form, Simple Action /No Action termination of lease decision matrix does not add or clarify
Have the alternatives considered been within the jurisdiction of the agency to implement.	X					
Does the Alternative Analysis include the "No Action" alternative?	X					
Does the alternative analysis lead to the identification of a preferred alternative that will meet the Purpose and Need	X					

NEPA Quality Standard and Quality Assurance Checklist

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Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

Subject Area	Area Considered, Fully Disclosed	Not Considered Relevant to Analysis (Explain in remarks)	Inadequately Disclosed	Not Disclosed	Not Required	Remarks
4.0 Affected Environment and Consequences Succinctly, but completely, describe the environment of the area to be affected by resource category, clearly establishing baseline data against which the analysis is conducted. Present the consequences, adverse and beneficial, following each resource category for direct, indirect and cumulative effects as shown in the following guidance. Make concluding impact statements (analysis) which have supporting baseline data described in the resource category. The following list of resources is provided as a checklist to assist the preparer in identifying the relevant resources. Others to be identified by the preparer may also be relevant. The preparer must use professional judgment in determining which resources are relevant to the analysis.	X					
Organization Example (for each resource area) 4.X Resource 4.X.1 Describe conditions at the project site and in the Region of Influence (ROI). 4.X.2 Consequences Preferred Action Direct effects Indirect effects Cumulative effects Each Alternative Same No Action Same	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

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4.1. Land Use Describe project site and contiguous and surrounding land use within the Region of Influence. Community long range plans serve as the baseline for the cumulative effect analysis. This is the geographic setting, land, and air space use. Include recreation areas, parks, conservation areas, prime farmlands, timberlands, etc.	X					
4.2 Aesthetic and Visual Resources Answer question, how project impacts Street scene, seascape, skyline, or whatever pertinent conditions are. Provide digital photos of project site and adjacent areas.	X					
4.3 Geology/Soils/Topography Geologic stricture, aquifers, seismicity. If discussed provide supporting maps and graphics.	X					
4.4 Hydrology Drainage, storm water, erosion. If discussed provide supporting maps and graphics.	X					
4.5 Water Resources Groundwater and Surface water Sources, quantities, quality, availability, uses and rights. If discussed provide supporting maps and graphics. (Note: potable water is treated in the infrastructure section)	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

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4.6 Biological Resources						
Vegetation Types of ecosystems (e.g. hardwood forest)	X					
Wildlife and aquatic resources Mammals, birds, reptiles, amphibians, fish, management programs if present (hunting, fishing, trapping, etc.)	X					
Threatened and Endangered Species Federally listed or proposed for listing and critical habitat. If discussed provide supporting maps and graphics.			X			Needs reference to critical habitat with supporting maps, could do in the bulleted list; not referenced in FWS correspondence
Note: Endangered Species Act, Section 7. If the proposed action will potentially impact on critical habitat or threatened/endangered species, the preparer will officially coordinate the proposed action by letter with the US Fish and Wildlife Service, document their response and include the correspondence chain in the Appendix. The affected environment discussion will contain a separate section dealing with this issue, which discuss the results of this coordination. Document the fact if none are present as well.	X					No species on station and no impacts to critical habitat FWS - Letter in appendix; no need for further correspondence

NEPA Quality Standard and Quality Assurance Checklist

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Note: Wetlands, riparian areas, tidelands, navigable waters: If the proposed action will or could impact wetlands, the preparer will coordinate with the appropriate US Army Engineer District to determine if the proposed action affects a regulated wetland or navigable water. The response and chain of correspondence will be included in the Appendix. If these regulated areas are present, appropriate maps and descriptions will be included. The document must distinguish between "wetlands determination" and "wetlands delineation". Determination refers only to nature and type; Delineation refers to specific quantities. State in the "Permits Required" section if a permit is required. If discussed provide supporting maps and graphics.	X					In water resources section
Note: Coastal Zone Management The preparer will coordinate with the appropriate state Coastal Zone Management authority to determine if the proposed action is consistent with the approved Coastal Zone development plan. Results of this coordination and chain of correspondence will be include in the Appendix and described the results and conditions in a separate section in the Affected Environment discussion. If discussed provide supporting maps and graphics.					X	
4.7 Floodplains Describe the floodplain (100 yr, 500 yr), include a map if needed, in the project area, and describe impacts created by the project in the consequences. If discussed provide supporting maps and graphics.	X					In water resources section

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

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4.8 Air Quality Include climate, rainfall, and wind if necessary to conduct air quality or other analysis. Keep climate discussion brief.	X					
Identify the Air Quality Control Region, and attainment status.	X					
Describe the ambient conditions, background emission sources, stationary and mobile.	X					
Note: Let the analysis determine compliance with the State Implementation Plan (SIP). Include a Record of Non-Applicability, if appropriate, in the appropriate Appendix.	X					Final 2006 Air Emission Inventory done for 254 CCG, table included
4.9 Noise Existing sources, stationary and mobile, identify applicable codes, ordinances, and management plan. Identify potential noise impacts and the anticipated noise threshold levels from project. If discussed identify noise sensitive receptors with supporting maps and graphics.	X					
4.10 Cultural Resources Identify historic building, sites and archaeological sites, Native American assets. Include state or tribal resources.	X					Potential historical buildings on site, identified

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Note: In compliance with the NHPA Section 106, coordinate the proposed action and determinations with the appropriate State Historic Preservation Officer (SHPO). Document the results in the text and include the chain of correspondence in the Appendix. Any action, which adversely effects these resources, requires consultation with the Advisory Council on Historic Preservation (ACHP) as well. The results of Programmatic Agreements and Memoranda of Agreements will be described in the text and the documents included in the Appendix.	X					Concurrence letter of no effect in appendix
Note: Determine if Native American (Tribal Preservation Officer) coordination is required. Include the chain of correspondence in the appendix and discuss the process in the text.	X					Native American letter declining participation in appendix
4.11 Infrastructure available Potable water Wastewater Treatment Electric power supply Natural gas supply Fuel oil, coal Solid waste disposal Describe the distance to nearest source, supply capacity, average daily use, alternatives for supply and waste systems, and available capacity to accommodate the proposed action/alternatives.		X				Lacking, could simply be in bulleted form; no bearing on action

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure to the Garland ANG Station, May 2009

Subject Area	Area Considered, Fully Disclosed	Not Considered Relevant to Analysis (Explain in remarks)	Inadequately Disclosed	Not Disclosed	Not Required	Remarks
4.13 Roadways/Traffic Describe the roadway network serving the project area. Include existing traffic conditions; discuss levels of operation in accepted units. Evaluate impacts of imposing the traffic increase of the project upon that baseline data.	X					
4.14 Hazardous Materials Describe storage, handling, use, disposal, contaminated sites and status of cleanup Special Hazards. Asbestos, Radon. Lead-base paints, PCBs, UST and AST, Unexploded Ordnance.	X					TECP letter in appendix
Note: The requirements of CERCLA, CERFA, FFCA, RCRA, and EO 12088 will be addressed in an Environmental Due Diligence Study. Due diligence requires, at a minimum, preparation of an environmental assessment called a "Phase I Environmental Site Assessment" or simply a "Phase I". If the Phase I study indicates the likely presence of a "recognized environmental condition", a "Phase II" characterization study must also be conducted.						Phase I ECP report required under AR 200-1 15-5(c)2 for transfer land lease, TECQ letter date Nov 23, 2004 may suffice, needs legal opinion
4.15 Socioeconomic Identify economic Region of Influence (ROI) Demographics should include minority and low-income populations, employment, housing, schools, shops, whatever is relevant in the ROI. Evaluate economic impacts to the ROI generated by implementing the project.	X					Preferred Action - Short term impacts, only while empty, overall no impacts No Action - adverse impacts because would remain empty

NEPA Quality Standard and Quality Assurance Checklist

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4.16 Environmental Justice and Protection of Children EO 12898 Using minority and low-income populations data generated above identify and evaluate disproportionate impacts upon these resources. Evaluate impacts to children, if any.	X					
4.17 Health and Human Safety Identify and evaluate various stressors potentially affecting health and safety. Document relevant chemical, physical, behavioral, or psychological stressors. Document and evaluate safety and accident hazards.	X					No Action – potential human safety because attract while empty Preferred Action – occupied – no vagrant
4.18 Permits/Regulatory Authorizations Include all permits and authorizations required for implementing, operating, and/or maintaining the proposed action.	X					Terminate lease, removes requirements

NEPA Quality Standard and Quality Assurance Checklist

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4.19 Cumulative Impacts This section summarizes overall cumulative effects. Specific cumulative effects have been included with each resource category. Evaluate effects of proposed action/alternatives superimposed on past, present and reasonably foreseeable future actions. Develop data in the Land Use Section that describes past, present and future use of the contiguous areas. Identify land use trends (future) in the project ROI. These data become the baseline for conducting the cumulative impact analysis.	X					
4.21 Environmental Design Considerations/Mitigation This section shall be developed based on a hierarchy of: 1. Applying Best Management Practices (BMP), 2. Avoiding and minimizing, to the maximum extent practicable, impacts to endangered species, wetlands and historic/cultural resources 3. "In Kind" mitigation, (e.g., 9 acres of wetlands will be created to offset destruction of 3 acres by fill material. Note: All mitigation efforts shall be based on industry established BMP's, conservation measures in USFWS Recovery Plans, and recommendations/permit requirements from regulatory agencies.					X	

NEPA Quality Standard and Quality Assurance Checklist

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4.22 Comparison/Decision Matrix of Potential Impacts Develop a matrix, setup on "X" and "Y" axis to identify impacts by alternatives, define if temporary or permanent impact, whether impact is insignificant, significant, or beneficial, and mitigation strategy proposed. Note: The matrix should present a clear one-page summary of all alternatives in relation to impact and mitigation. The matrix will combine the facts established in Section 4.20 and 4.21 and present the decision maker with the tools to evaluate the temporary/permanent impacts and all costs, direct and indirect, associated with the alternatives.				X		No matrix presented
5.0 References This section should provide a bibliographical information of sources cited in the document. Normally only references that can be reasonably obtained by the public are cited.	X					
6.0 List of Preparers The list of preparers should be diverse enough to ensure a multidiscipline approach to the environmental and socioeconomic analyses.	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

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7.0 List of Individuals and Agencies Consulted List individual names, agencies, and organizations (if any) contacted for data and information in support of the analysis whether or not a response was received. Only contacts outside the preparing agency are listed.				X		Missing list
Appendix: Provide copies of all official correspondence sent or received from resource regulatory agencies for the project or operation.	X					
Finding of No Significant Impact The FONSI is a separate, brief document, usually no longer than two pages, presenting reasons why the proposed action would not significantly affect the human environment. It documents the decision that an EIS is not required. 1. Name the action 2. Brief description of the selected (preferred) action 3. Brief discussion of likely effects 4. Reasoning behind the determination of no significant effects. 5. Identify avoidance, minimization, and mitigation measures implemented for the project.	X					

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

Record of Decision (ROD) Final step in the EIS process. It is a concise public document that sets forth the decision, identifies the alternatives and factors considered, the preferred alternative and any mitigation measures to lessen impacts to the environment. It summarizes major issues and effects balanced by the agency in reaching a decision. The ROD shall be submitted to HQ INS for signature.					X	
Administrative Record The Administrative Record is the entirety of all written information, including emails and Fax transmittals, obtained, and relied upon during the NEPA process. At the completion of the process, The Administrative Record should be compiled in logical organization and provided to the proponent and/or INS Facilities and Engineering for retention.				X		Needed at completion of process

NEPA Quality Standard and Quality Assurance Checklist

Agency Managing Project Air National Guard

Project Title & Date Draft EA for Closure fo the Garland ANG Station, May 2009

Document Quality Assurance Checklist	YES	No	Additional Comments/Remarks
1. Has the document format, organization and quality standard have been followed.	X		
2. Is each section is specific to the topic and does not mix subjects.	X		
3. Was the document prepared with an interdisciplinary team of subject matter experts, as shown in list of preparers.	X		
4. Has the document has been edited for one voice, written in layman's language, error free.	X		
5. Is subject baseline data sufficient to support analysis/findings statements and the purpose and need for the project.	X		
6. Have all conclusions and /findings statements been supported by baseline data and correspondence .		X	See individual sections
7. Has all extraneous data or text been removed from the document.	X		
8. Have tutorials been avoided, and only narrative necessary to support analysis has been included.	X		
9. Does the document contains sufficient site plans, Geographic Information Systems (GIS) mapping, graphics and digital photos to accurately represent the project site/s and all biologically sensitive areas and wetlands in and immediately adjacent to the project footprint, access roads, and construction support areas.	X		
10. Have GIS mapping data, digital photos and Global Positioning Systems (GPS) coordinates used to develop the supporting graphics. Have coordinates and mapping been provided in an electronic format that was previously coordinated with the Facilities and Engineering (F&E) Division GIS administrator.		X	

Agency Project Manager Signature _____ Date _____

Project Evaluator Signature *Jae Mobley* Date 8 July 09

APPENDIX B

CLOSURE LETTERS

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John Hall, Chairman
Pam Reed, Commissioner
Peggy Garner, Commissioner



100426 - DRK
RECEIVED

JUL -1 92

TEXAS WATER COMMISSION

FIELD OPERATIONS DIVISION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

June 25, 1992

Ms. Mona Johnson
Texas Air National Guard
136 CES/DE
8150 West Jefferson Blvd.
Hensley Field
Dallas, Texas 75211-9570

RECEIVED
JUL 10 1992

Re: Closure Report Review
254 Combat Communication Group
901 South Glenbrook Dr.
Garland (Dallas County), Texas
(LPST NO. 100426)

TWC/PSI/RPR

Site 2

Dear Ms. Johnson:

We have completed our review of the underground storage tank closure report dated June 16, 1992 submitted by Tank Systems, Inc. and received in our Office on June 18, 1992 addressing the closure at the above referenced facility. Based upon this and other currently available information, we concur with the actions described in your closure letter and conclude that no further assessment or other actions are necessary at this time.

Should you have any questions, please contact Mr. Tony Walker at (214)298-6171. Your cooperation in this matter has been appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. D. Gill".

Charles D. Gill
District Manager

TLW

cc: Mr. Ron Pedde, RPR Section, PST Division
(P.O. Box 13087, Austin, Texas 78711-3087)

REPLY TO: DISTRICT 4 / 1019 N. DUNCANVILLE ROAD / DUNCANVILLE, TEXAS 75116-2201 / AREA CODE 214/298-6171 / METRO 299-6951

P.O. Box 13087 • 1700 North Congress Avenue • Austin, Texas 78711-3087 • 512/463-7830

PRINTED ON RECYCLED PAPER

LPST Database Query Results

The data was last updated on March 8, 2005.

LPST ID #: 100426	Facility ID #: 0002981
Facility Name: GARLAND AIR NATIONAL GUARD STATION	
Discovered: 9/27/1991	Reported: 10/7/1991
Facility Address: 901 S GLENBROOK , GARLAND 75040-	
County: DALLAS	
TNRCC Region Number and City: 04, ARLINGTON	
Federal Facility?: N	
Responsible Party: TEXAS AIR NATIONAL GUARD	
Address: 8150 W JEFFERSON BLVD , DALLAS, TX 75211-	
Contact: MS MONA JOHNSON,	Phone: 214 269-3389
Priority Code and Description: 5, MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP	
Status Code and Description: 6A, FINAL CONCURRENCE ISSUED, CASE CLOSED	
Water Contaminated?: N	Depth to Water:
Coordinators: Primary: 2 RPR: RPR DISTRICT: MBT	

Glossaries of terms used in the Correspondence Type, TNRCC Action, and Staff columns.

Correspondence						
<u>Correspondence Type</u>	<u>Correspondence Date</u>	<u>Last Action</u>	<u>Current Coord.</u>	<u>TNRCC Action</u>	<u>Action Date</u>	<u>TNRCC Staff</u>
RQT EXSTN	3/2/1992			FINAL	6/25/1992	DIST
FNL MONIT	6/18/1992			FINAL	6/25/1992	DIST
				FINAL	6/25/1992	DIST

Site 2

Ed'Brien Hartnell White, *Chairman*
R. B. "Ralph" Marquez, *Comptroller*
Larry R. Soward, *Commissioner*
Glenn Shandle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texans by Reducing and Preventing Pollution

November 23, 2004

Mr. Dennis Mares
Environmental Manager
P.O. Box 461635
Garland, Texas 75046

Re: Report - "Affected Property Assessment Report," dated September 9, 2004- Approval
Approval of Remedy Standard A - Residential
Station Drainage Area and Fence Line, Garland Air National Guard Station, 221 st Combat
Communication Squadron, Garland, Texas
TCEQ Facility ID No. T 1609

Dear Mr. Mares:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the above referenced submittal, dated September 9, 2004. The Affected Property Assessment Report (APAR) was submitted in response to the TCEQ letter dated, March 24, 2004, which notified the Department of the Army and Air Force National Guard Bureau of the closure requirements of the Texas Risk Reduction Program (TRRP) of 30 Texas Administrative Code (TAC) Chapter 350. Previous investigational activities and remedial actions were conducted in 1991 and 1994 with additional soil delineation in 2003, therefore, the above mentioned submittal is intended to be a final investigation that seeks to gain site closure. The Garland Guard Station submitted the APAR in response to historic contamination as a result of paint and gasoline waste disposal practices at the drainage area and fence line of the western property boundary.

Based on the TCEQ review of the report, Texas Risk Reduction Program (TRRP) Remedy Standard A Residential Protective Concentration Levels (PCLs) have been achieved such that no institutional control or post-response action care is required. No further action is required under 30 Texas Administrative Code (TAC) §350 for the above-referenced areas.

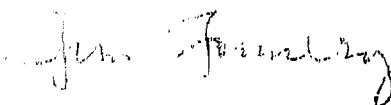
In order to attain Remedy Standard A under TRRP, all industrial solid waste and municipal hazardous waste and waste residues must be removed or decontaminated from affected media (i.e., soil, surface water, groundwater, air, etc.) to applicable human health and ecological based standards and criteria. In order to be released from the requirement to file an institutional control in accordance with 30 TAC §350 Subchapter F, contaminants that remain in place must not exceed Residential PCLs.

Mr. Mares
Facility ID No. T1609
Page 2
November 23, 2004

Please be aware that it is the continuing obligation of persons associated with a site to ensure that municipal landfills, waste and industrial solid waste are managed in a manner which does not cause the discharge or imminent threat of discharge of waste into or adjacent to waters in the state, a nuisance, or the endangerment of the public health and welfare as required by 30 TAC §335.4. If the activities described in the report fail to comply with these requirements, please take any necessary and authorized action to correct such conditions. A TCEQ field inspector may conduct an inspection of the site to determine compliance with the report.

Questions concerning this letter should be directed to me at (512) 239-3156. When responding by mail, please submit an original and one copy of all correspondence and reports to the TCEQ Corrective Action Section at Mail Code MC-127 with an additional copy submitted to the local TCEQ Region Office. No information in the reference block should be included in all submittals.

Sincerely,



Jim Formby, Project Manager
Team II Corrective Action Section
Remediation Division
Texas Commission on Environmental Quality

JF/jf

cc: Waste Program Manager, TCEQ Region 4 Office, DFW